



243071 Range Road 255
Rural Wheatland County, Alberta

MLS # A2278192



\$975,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,098 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Gated, RV Access/Parking		
Lot Size:	34.50 Acres		
Lot Feat:	Landscaped, Treed		

Heating:	Floor Furnace, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Mound Septic, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-24-25-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island		

Inclusions: Kitchen Island, Attached Panels/Gates, RO Water System, Livestock Waterer, All Out Buildings,

Opportunity awaits on this private 34.5-acre parcel, offering the perfect blend of lifestyle, income potential, and long-term investment—just 5 minutes from Strathmore and 12 minutes from Chestermere. At the heart of the property is a renovated bungalow, taken right down to the studs in 2018, with all-new electrical, plumbing, kitchen, appliances, windows, and finishes completed at that time. The home offers over 2,000 sq. ft. of developed living space with a warm, modern farmhouse aesthetic throughout. The main level features two spacious bedrooms, while the walk-up basement includes a third bedroom. Two full bathrooms are present, with the second nearly complete, awaiting tile. Major capital upgrades provide true peace of mind, including a new mound septic system (2018), large deck (2019), new siding and roof (2023), and a brand-new furnace installed December 2025. A 10 GPM well services the property. Outside, the land is equally impressive. Mature trees surround the home site, creating a serene, secluded setting. The acreage is fully fenced and horse-ready, featuring a dedicated horse enclosure with heated water trough, hay shed, multiple utility/storage sheds, and perimeter fencing. For recreation, a private dirt bike track is located in the southeast corner of the property. Approximately 20 acres are cultivatable with productive soil and are currently leased to an organic wheat farmer—providing optional income, with no obligation to extend the lease. Zoned agricultural, the property also presents potential for future subdivision (subject to approvals), making it an attractive long-term investment. Whether you’re envisioning quiet country living, a hobby farm, equestrian use, or holding land with future upside, this versatile acreage delivers exceptional value in a highly desirable rural location—peaceful, private, and just

minutes from town amenities.