



241073 Range Road 194
Rural Wheatland County, Alberta

MLS # A2297187



\$600,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,250 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Detached, RV Access/Parking		
Lot Size:	63.15 Acres		
Lot Feat:	Irregular Lot, Sloped		

Heating:	Forced Air, Propane
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Wood
Features:	Laminate Counters

Water:	Well
Sewer:	Septic Field, Septic Tank
Condo Fee:	-
LLD:	9-24-19-W4
Zoning:	1
Utilities:	-

Inclusions: None

Fantastic deal set on 63.15 acres, this property features a 2,338 sq. ft. two-storey home, a 4,000 sq. ft. shop, and a 768 sq. ft. heated workshop—perfect for mechanics, trucking operations, or equestrian enthusiasts. Ideally located just 2 miles east of Hussar and backing onto Crown land, this property offers both privacy and functionality. The home welcomes you with an oak kitchen complete with a corner pantry, a bright living room with a wood-burning stove, a dining area, 2-piece bathroom, and convenient main-floor laundry. Upstairs, you'll find a spacious primary bedroom featuring its own wood-burning stove, walk-in closet, and 4-piece ensuite, along with two additional large bedrooms and another 4-piece bathroom. Recent upgrades include an on-demand hot water system, newer water softener, updated flooring in the main level and bathrooms, and newer kitchen countertops. The impressive 48' x 64' x 18' shop is thoughtfully designed with future expansion in mind, including plumbing rough-ins for a bathroom and kitchenette, in-floor heating setup ready for a boiler, extensive electrical, and excellent lighting. It also features two large doors, an office space, and a catwalk leading to additional storage or office area. A secondary 24' x 32' heated shop/quonset offers flexible heating options (propane gas or wood-burning), additional workspace, and a lean-to for extra storage. The property is well-equipped with multiple outbuildings, including storage sheds and a chicken coop, plus two wells—one drilled and one flowing.