

# \$628,000 - 274034a Range Road 243, Rural Wheatland County

MLS® #A2195038

**\$628,000**

4 Bedroom, 2.00 Bathroom, 1,601 sqft  
Residential on 44.57 Acres

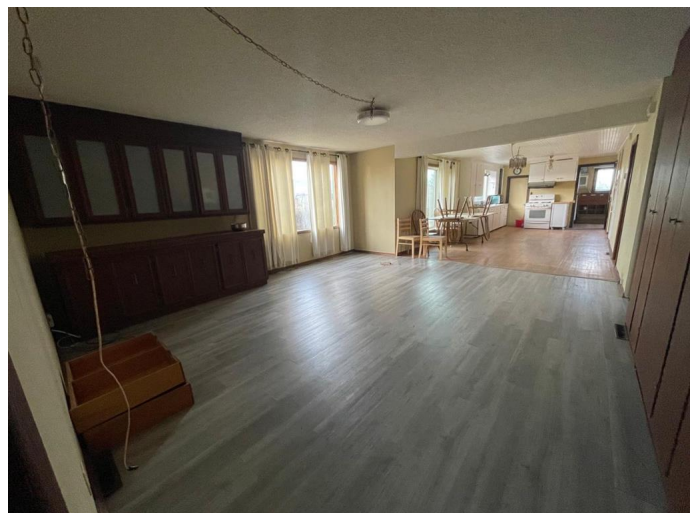
NONE, Rural Wheatland County, Alberta

This expansive 44.57-acre property, nestled north of Nightingale, offers endless possibilities. Once a bustling dairy farm, the property still boasts a substantial 10,000 square foot barn, built circa 1940, and is complemented by a charming, well-maintained home.

The versatile barn, with its impressive size, presents a prime opportunity for conversion into various commercial or agricultural ventures. The land is equipped with fenced corrals and a stock water supply, with potential for additional water sources.

The 1,600 square foot main house has been thoughtfully updated, including a modern bathroom and a fully renovated plumbing system. The spacious kitchen features ample cabinetry, counter space, a walk-in pantry, and a cozy dining area. The inviting living room boasts built-in shelves and a picturesque view. A private master suite with an ensuite bathroom, three additional bedrooms, and a convenient main-floor laundry room complete the home's comfortable layout.

Additional structures on the property include a 40x90 shop, a double garage, and a single garage. A second dwelling is also present but requires renovation.



Enjoy breathtaking views from this exceptional property.

Directions: From Strathmore, head north on Highway 817. Turn east onto Range Road 564, then north onto Nightingale Road.

Continue to Township Road 274, turn east, and then left onto Range Road 243.

The main house offers 1600 square feet of living space with character and modern updates, including a renovated plumbing system. It features a large kitchen, spacious living room, and a master bedroom with an ensuite bathroom. The property is fenced for livestock, with a stock water supply and potential for additional water sources. Enjoy stunning views from this historic property with ample space for various uses.

Built in 1913

### **Essential Information**

MLS® #	A2195038
Price	\$628,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,601
Acres	44.57
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	274034a Range Road 243
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County

Province Alberta  
Postal Code T0M 0G0

### Amenities

Parking Double Garage Detached, Garage Door Opener  
# of Garages 2

### Interior

Interior Features No Smoking Home  
Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features None  
Lot Description Farm  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 16th, 2025  
Days on Market 80  
Zoning AG

### Listing Details

Listing Office Synterra Realty

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