

# \$1,400,000 - 243071 Range Road 255, Rural Wheatland County

---

MLS® #A2216199

**\$1,400,000**

3 Bedroom, 2.00 Bathroom, 1,098 sqft  
Residential on 34.50 Acres

NONE, Rural Wheatland County, Alberta

Rural charm meets opportunity on this beautifully treed and private 34.5-acre parcel—just the lifestyle you've been looking for minutes from Strathmore. Whether you're dreaming of quiet country living, starting your hobby farm, or exploring future subdivision potential, this one has it all. The heart of the property is a fully renovated bungalow offering over 2000 square feet of developed living space, with a warm modern farmhouse style throughout. Featuring 2 bedrooms on the main level plus a spacious 3rd bedroom downstairs, this home is perfect for small families. You'll love the bright open layout, two full bathrooms—2nd bathroom almost completed, and a 90% finished walk-up basement that adds functionality and natural light. Extensive recent updates mean all the work is done for you—windows, siding, roof, flooring, kitchen, bathrooms, and more—all with timeless finishes and attention to detail. Step outside and take in the mature trees that offer incredible privacy and a serene setting. Equestrian-ready and hobby farm friendly, the property includes a 10GPM well, new septic system, perimeter fencing, auto waterer, hay shed, numerous utility sheds. Approximately 20 acres are cultivatable with productive soil, offering potential for hay, crops, or income-generating leases. Zoned agricultural and loaded with value, this property offers long-term potential in an area known for its



peaceful rural lifestyleâ€”just a short drive to town amenities. Hereâ€™s your chance to own a versatile acreage where you can build your future while enjoying the best of country living.

Built in 1972

**Essential Information**

MLS® #	A2216199
Price	\$1,400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,098
Acres	34.50
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	243071 Range Road 255
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0H9

**Amenities**

Parking Spaces	2
Parking	None, Gated

**Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Mantle, Wood Burning, Brick Facing, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	61
Zoning	AG

## Listing Details

Listing Office	RE/MAX Key
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.