

# \$1,020,000 - 251017a &b Range Road 245, Rural Wheatland County

---

MLS® #A2226804

**\$1,020,000**

5 Bedroom, 3.00 Bathroom, 1,058 sqft  
Residential on 12.21 Acres

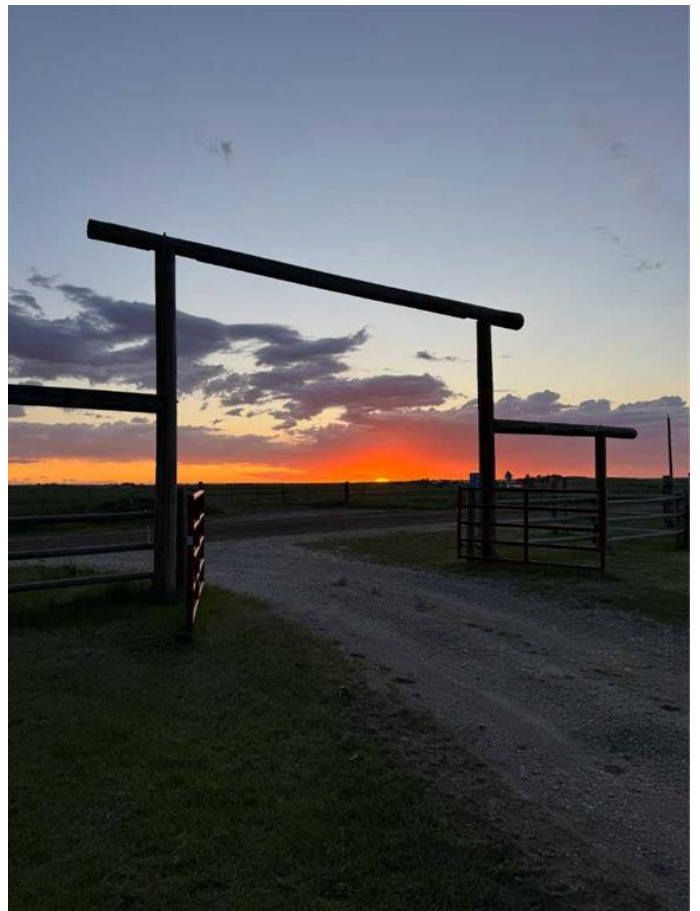
NONE, Rural Wheatland County, Alberta

FULL DISCLOSURE: The five bedrooms and three bathrooms are shared between both homes. See RMS in the Documents Tab for floor plans and measurements of both homes:

The main home has two bedrooms and one bathroom

The modular home has three bedrooms and two bathrooms

TWO-HOME ACREAGE WITH A LARGE SHOP, 10-MINUTE DRIVE FROM STRATHMORE. This 12.2-acre, cross-fenced property features not one, but two homes and is ideal for horse lovers, with five pastures, two shelters, and two automatic stock waterers. The main home is a recently renovated 2-bedroom, 1-bath bungalow with loads of potential in the basement (a roughed-in bathroom). Open-concept kitchen/living/dining layout, equipped with quartz countertops, stainless steel appliances and a gas stove. The custom kitchen cabinetry offers loads of storage with soft-close cupboards/drawers/pantry. Large windows include Hunter Douglas blinds for loads of natural light. The well pump was replaced in 2023, the septic system and furnace were replaced in 2024, and new central air was installed in 2025. The second home is a 3-bedroom, 2 full-bath modular home, perfect for rental income/mortgage helper. This home has its own private driveway with large trees separating the two homes for privacy. There



are two decks and two sheds. The large 40 x 80 x 20 shop has two 14-foot overhead doors and two man-doors. The shop sits on cement pony walls. There is rough-in plumbing for water/sewer, as well as a 30-amp RV plug-in. There are plenty of overhead lights and electrical outlets. Lightning protection is installed on the roof.

Built in 1965

### **Essential Information**

MLS® #	A2226804
Price	\$1,020,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,058
Acres	12.21
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	251017a &b Range Road 245
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0M3

### **Amenities**

Parking	Quad or More Detached
---------	-----------------------

### **Interior**

Interior Features No Smoking Home, Quartz C  
Appliances Central Air Conditioner,  
Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Has Basement Yes  
Basement Full



## Exterior

Exterior Features Other  
Lot Description Landscaped, Rectangular Lot, See Remarks, Lawn, Pasture, Treed  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

## Additional Information

Date Listed June 2nd, 2025  
Days on Market 155  
Zoning AG

## Listing Details

Listing Office KIC Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.