$499,000 - 221006 Range Road 212, Rural Wheatland County

MLS® #A2248828

$499,000
4 Bedroom, 3.00 Bathroom, 1,173 sqft
Residential on 4.05 Acres

NONE, Rural Wheatland County, Alberta

A beautifully updated 4-bedroom bi-level home on 4 acres, with small hobby tree farm, just a short 35 minutes from Strathmore along Trans Canada Highway. Located near Cluny for nearby amenities and bus service to Wheatland Crossing K-12 school. PARTIAL IRRIGATION RIGHTS available too! Over 2000 sqft of updated developed living space in excellent condition, this home was put on a new (2018) concrete foundation with MANY upgrades and updates:

2018: NEW WELL (20GPM rating per the 2018 report provided) and advanced 1200 gallon septic tank & field, full 4 pc bathroom renovation, new roof, 100A electrical panel, new plumbing throughout, exterior doors & windows, pressure water tank & hot water tank, and new paint.

2021 and 2022: Central AC, new furnace heat exchanger, new gas garage heater, insulated garage doors, washer & dryer, fridge & dishwasher, countertops & backsplash.

This is the perfect homestead property with the ability to drive to Strathmore or Calgary with so much potential to make your lifestyle dreams become reality. The open living room / dining room is flooded with natural light with the windows facing north, west, and south-east, all showing off the breathtaking, beautiful prairie

views all from your living room! The elegant kitchen is a delight to cook and entertain from, with the back deck just a couple steps away. 3 well sized bedrooms, a full 4 pc bath and a primary bedroom en-suite bathroom complete this main floor. The basement will impress you with further updates including newer carpet throughout. In the basement is the large fourth bedroom, a 2pc bathroom, and a secret hidden DEN tucked behind a moving built-in bookshelf â€“ which would be perfect for a small theatre room, private work office, or simply some private storage. From the basement is access to the attached huge 29 x 32 ft heated garage, big enough for two large vehicles plus more.

Built in 1972

Essential Information

MLS® #	A2248828
Price	$499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,173
Acres	4.05
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	221006 Range Road 212
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta

Postal Code	T0J0S0

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Crown Molding
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Barbecue
Lot Description	Backs on to Park/Green Space, Few Trees, Open Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	11
Zoning	CR

Listing Details

Listing Office	eXp Realty

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