

# \$1,200,000 - 244062 Range Road 251, Rural Wheatland County

MLS® #A2159745

**\$1,200,000**

4 Bedroom, 3.00 Bathroom, 1,757 sqft  
Residential on 28.37 Acres

NONE, Rural Wheatland County, Alberta

Awesome Acreage. Private. TREED. 28.37 Acres. Pasture lands and 7 Acres Hay. Fenced and Cross Fenced. Amazing Acreage 2 minutes North of Town of Strathmore. Property borders the Western Irrigation Canal. Surrounded by mature trees. VIEWS. Irrigation yard and garden contract. A very unique setting . House shows very well recently upgraded. Walkout Basement Developed.

Bring your livestock horses, goats, and chickens. This Farm House. Bungalow is right for you and your family.

Bright and Spacious Country Style Kitchen maple cupboards have 'soft close'. Large island and lots of counter space. Newer windows, shingles and siding.. Enjoy the large completed addition. Green Green Grass of HOME. Fruit Trees. Garden Area

Built in 1992



## Essential Information

MLS® #	A2159745
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,757
Acres	28.37

Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	244062 Range Road 251
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0P1

### **Amenities**

Utilities	Cable Available, Cable at Lot Line, Electricity Paid For, Heating Paid For
Parking	Off Street
Waterfront	Canal Access

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Environmental Reserve, Farm, Few Trees, Front Yard, Garden, Greenbelt, Gentle Sloping
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 1st, 2024
Days on Market	154
Zoning	AG

## Listing Details

Listing Office            RE/MAX Landan Real Estate

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.