

# \$1,150,000 - 252064 Range Road 244, Rural Wheatland County

MLS® #A2212809

**\$1,150,000**

4 Bedroom, 3.00 Bathroom, 2,364 sqft  
Residential on 10.00 Acres

NONE, Rural Wheatland County, Alberta

Tucked at the end of a dead-end road and surrounded by mature spruce trees, this quiet and private 10-acre property offers exceptional features for rural living. The 2364 sq ft home includes a bright entryway, epoxy concrete floors, upgraded kitchen with industrial appliances, refinished cabinetry, skylights, and a cozy wood stove in the sitting area. The oversized dining room with Indonesian oak flooring is perfect for entertaining. The main floor includes a spacious primary bedroom with ensuite and walk-in closet, plus two additional bedrooms with walk-in closets and a Jack-and-Jill bath. Main floor laundry and ½ bath add convenience. The basement offers a fourth bedroom, storage, cold room, and flex space. The impressive 64x78 shop is fully equipped with a 12,000 lb hoist, paint booth, office, music room, and in-floor heat for year-round comfort. Outside features include a greenhouse, fenced garden, animal shelter, firepit, chicken coop, and above-ground swimming pool. There are paddocks fenced for your horses or maybe you want to get a cow or two! Located minutes from Strathmore via Hwy 564 or RR 245—this unique property combines privacy, function, and charm. Book a showing with your AWESOME Realtor today!



Built in 1989

## Essential Information

MLS® #	A2212809
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,364
Acres	10.00
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	252064 Range Road 244
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0L1

## Amenities

Parking	Quad or More Detached
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## Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Entrance, Private Yard, Storage
Lot Description	Low Maintenance Landscape, No Neighbours Behind, Pasture, Private, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	April 25th, 2025
Days on Market	11
Zoning	AG

## Listing Details

Listing Office	CIR Realty
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