

# \$1,050,000 - 244062 Range Road 251, Rural Wheatland County

MLS® #A2231499

**\$1,050,000**

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® #         | A2231499    |
| Price          | \$1,050,000 |
| 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    | Driveway, Off Street, Additional Parking                                   |
| 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   | Few Trees, Front Yard, Environmental Reserve, Farm, Garden, Greenbelt, Gentle Sloping |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Vinyl Siding                                                                          |
| Foundation        | Poured Concrete                                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 46              |
| Zoning         | AG              |

**Listing Details**

Listing Office                    RE/MAX Landan Real Estate

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.