



**245042 range rd 251 Range
Rural Wheatland County, Alberta**

MLS # A2291592



\$734,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,416 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door C		
Lot Size:	2.89 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Garden, Landscaped, Low Maint		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	35-24-25-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Piling(s)	Utilities:	Electricity
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Freezer in Garage, Electric Gate at entrance

Embrace the serenity of country living with this well-maintained 2.89-acre property located just minutes from Strathmore. This acreage offers the perfect balance of privacy and convenience, with no close neighbours while still being only moments from schools, shopping, and everyday amenities. The property features a spacious 1,416 sq. ft. bungalow-style manufactured home offering a functional three-bedroom, two-bathroom layout all on one level. Filled with bright natural light, the heart of the home is the open-concept living area featuring large vinyl windows and a comfortable living room with vaulted ceilings. A versatile flex room provides the perfect space for a home office, den, or playroom. The kitchen is both practical and welcoming, featuring a breakfast bar, new appliances, and plenty of cupboard space—ideal for everyday living and entertaining. The primary bedroom serves as a private retreat with a 4-piece ensuite that includes a relaxing jetted tub. Two additional bedrooms and a full bathroom provide flexible space for family or guests. The outdoor space is a true highlight, designed for both relaxation and functionality. A large oversized heated double garage (25'3" x 27'4") offers excellent space for vehicles and projects and is equipped with 220 wiring, a wood stove, and a workbench, making it a great year-round workshop. The property also includes a dog run and plenty of room for RV parking or storage for recreational toys. The grounds are landscaped and fenced with an electric gate at the entrance, featuring a private pond, garden area, and a dedicated fire pit space—perfect for evening gatherings under the open prairie sky. Additional outbuildings include a barn with loft, a storage shed, and two additional storage sheds, offering versatile space for storage, hobbies, or small livestock. Wheatland County has no animal

restrictions, providing flexibility if you wish to keep chickens or other animals. This property offers the peaceful rural lifestyle buyers are looking for while remaining just minutes from Strathmore's schools, shopping, and golf.