



**234016 Township Road 262
Rural Wheatland County, Alberta**

MLS # A2297325

\$775,000



Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,513 sq.ft.	Age:	1938 (88 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	3.00 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Environmental Re		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-26-23-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Paid For
Features:	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, No Smoking Home, Recessed Lighting, Vinyl Windows		
Inclusions:	N/A		

Price Adjusted to Sell Tucked just off the quiet country road, this charming homestead welcomes you with the kind of warmth and possibility only true country living can offer. With its own private pond, established irrigation options through the Western Irrigation District, and a Yard & Garden contract of approximately \$600 per year, this property designed for those who dream of space, self-sufficiency, and a life lived close to the land. Sunrises and Sunsets! Spread across 3 established acres, the setting is ideal for your private yard, recreation, gardening, livestock, or a full homestead lifestyle. Renovated in 2018, the home blends modern comfort with timeless country charm. A thoughtful suite addition creates opportunities for multi-generational living, guests, or creative studio space. The full concrete basement, new furnace, hot water tank, updated electrical, forced-air and in-floor heating bring peace of mind and year-round comfort. Step outside and the possibilities expand even further. A heated shop with gas and 220 power, numerous outbuildings, a washhouse, and a fully netted chicken coop make hobby farming effortless. The land is fully fenced with predator-safe page wire, complete with an outdoor "cat-io" — because here, every member of the family is safe and welcome. The views stretch across open pastures and cultivated grain fields, offering a daily reminder of the beauty of rural Alberta. With a drilled well, septic system replaced in 2018, and zoning for Country Residential, this acreage is as practical as it is picturesque. There's the lifestyle: Relax on the deck, unwind in the gazebo, or splash in the 21-foot gas-heated above-ground pool. Light the fire pit, fire up the gas barbecue, or simply sit back and listen to the birds. Fruit trees, raspberries, garden beds, a greenhouse, and endless room for quads, snowmobiles, and year-round

recreation make this a place where memories grow as naturally as the grass. Just 1 hour to Calgary, 20 minutes to Strathmore . 30 minutes to Drumheller, and 5 minutes to Rockyford. it's a commuter's dream without sacrificing the peace of country life. Wheatland School (K–12) is only a short bus ride away. With 4 bedrooms, 3 bathrooms, a great room, living room, studio, and a one-bedroom illegal suite with its own entrance (not fully separate for rental purposes), this 1½-storey home offers space for two families under one roof. Upgraded vinyl plank flooring, custom wainscotting, newer windows, roof, and main-floor laundry add to the comfort and charm. This is more than a property — it's a lifestyle. A place to garden, raise animals, breathe deeply, and live the way you've always wanted. Green Acres truly is the place to be. Priced to sell, impossible to replace, and ready for you to move right in. Bring your livestock — free horse board included — and settle into the acreage life you've been dreaming of nature's rhythms, where evenings end under star-filled skies, and where pride of ownership shines in every corner.