



**225019 Range Road 254**  
**Rural Wheatland County, Alberta**

**MLS # A2299014**



**\$885,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Gravel Driveway, Heated Garage, Oversized		
<b>Lot Size:</b>	5.33 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Front Yard, Garden, Landscaped, Many Trees, Pasture,		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	33-22-25-W45
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Tile Counters, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Hot tub, Basement Fridge.

Escape the city! Step into the lifestyle you've been dreaming of with this beautifully established 5.33-acre equestrian-ready acreage just minutes from Strathmore. This well-maintained 2231 total sqft 4-bedroom bungalow offers the comfort and convenience of main-floor living, ideal for families, downsizers, or anyone looking to enjoy the ease of country life. Surrounded by large mature trees of all varieties, established landscaping, and wrap around deck, the property provides exceptional privacy, garden set up, wind protection, and a peaceful setting you'll appreciate year-round. Hot tub is included too! Designed with horse lovers in mind, the land features fenced and cross-fenced areas, auto waterers, paddocks, shelter, space for barn use, and future outdoor arena space, making it easy to bring your horses home and start enjoying acreage living right away. With 5.33 manageable acres, you get the perfect balance of usability and low maintenance. The oversized heated detached garage adds incredible versatility—perfect for a workshop, vehicle parking, or all your acreage and recreational equipment. Located in a highly desirable area only 15 minutes to Strathmore, you'll enjoy quick access to schools, shopping, and everyday amenities, all while maintaining an easy commute to Calgary. Whether you're looking for your first acreage, a hobby farm, or a peaceful rural retreat, this move-in ready property offers space, function, and lifestyle in one complete package. Bring your horses and start living your acreage life!