



**261083 Township Road 222  
Rural Wheatland County, Alberta**

**MLS # A2300776**



**\$899,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,125 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	4.83 Acres		
<b>Lot Feat:</b>	Garden, Level, Low Maintenance Landscape, Many Trees, Square Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	10-22-26-W4
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** attached garage shelving, desk in bedroom adjacent to garage, shelving in basement, SHOP: desk, credenza, shelf in office

Welcome to your country retreat—where space, function, and opportunity come together on 4.83 beautifully treed acres. This sprawling 2,125 sq ft bungalow, originally built in 1970, offers the kind of layout and solid construction that acreage buyers truly appreciate. Step inside and you’ll immediately notice the warmth and character of the sunken living room, perfectly positioned off the kitchen and dining areas, and framed by stunning floor-to-ceiling windows that flood the space with natural light. The main floor is thoughtfully designed for everyday living, featuring 4 generous bedrooms plus space for dedicated office, (or spare room, storage, gym), 2.5 bathrooms, and the convenience of main floor laundry. Updated vinyl windows and a durable metal roof add peace of mind for years to come. Downstairs, the possibilities are endless—an expansive, unfinished basement (truly massive—think bowling alley size!) includes a separate walk-up entrance, making it ideal for future development, a home-based business, or even multi-generational living. Step outside through double doors off the dining area onto your east-facing deck, the perfect place to enjoy your morning coffee while overlooking your private yard filled with mature trees, established landscaping, and wide-open skies. For those needing serious workspace or storage, this property absolutely delivers: A 40’ x 80’ x 14’ heated shop with in-slab heating and two office spaces—a true showstopper for entrepreneurs, trades, or hobbyists A 35’ x 23’ Quonset (built in 1983) with concrete floor, water hydrant, and service pit, ideal for cold storage or equipment The yard is set up for both productivity and enjoyment, featuring a large garden, established raspberry bushes, and a small greenhouse. The property is fenced on three sides (with

completion planned for summer), offering added security and flexibility for animals or future plans. The West Property Line borders the CGC Wallboard Plant - they have added privacy enhancements along the south & west property lines including newly planted trees, and a sound berm. This is more than just an acreage—a lifestyle property with the space, infrastructure, and potential to make your vision a reality.