



**222082 Highway 817**  
**Rural Wheatland County, Alberta**

**MLS # A2305790**



**\$764,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Gravel Driveway, Heated Garage, Insulat		
<b>Lot Size:</b>	9.63 Acres		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	17-22-25-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	1
<b>Foundation:</b>	Piling(s), See Remarks	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Quartz Counters, Soaking Tub, Suspended Ceiling, Vaulted Ceiling(s), Vinyl Windows, Wood Windows		
<b>Inclusions:</b>	Hot Tub is AS-IS.		

Welcome to 222082 HIGHWAY 817, a private and well-improved country residential acreage set on 9.63 ACRES in Wheatland County. Set back approximately 1,000 FEET FROM THE ROAD, this property offers excellent privacy, open space, and the peaceful rural lifestyle buyers are looking for, while still providing practical access to nearby communities and major routes. The location is approximately 5 minutes / 5 km to Carseland and approximately 15 minutes / 24 km to Strathmore, making it a great option for buyers wanting country living without feeling too far removed from everyday services. Carseland is located along Highway 24 south of Strathmore, with Highway 817 providing an important north-south connection in this area. The property is serviced by a PRIVATE WELL AND SEPTIC SYSTEM, with the RPR identifying both the water well and septic lid locations. The home offers 1,222 SQ. FT. ABOVE GRADE, plus an impressive 416 SQ. FT. 3-SEASON SUNROOM, creating approximately 1,638 SQ. FT. of usable one-level living space. The detached garage/workshop measures approximately 26' x 35', offering 910 SQ. FT. of excellent shop and storage space. Inside, the home has a warm and inviting feel with cedar feature walls in the living and dining areas, upgraded lighting throughout much of the home, and numerous improvements completed over the past few years. Important updates include a NEWER ROOF and NEWER FURNACE, both completed last fall, adding meaningful peace of mind. The bright 3-season sunroom is a true highlight, finished with SLATE FLOORING, floor-to-ceiling windows, and exterior colour-change lighting, making it a beautiful space to relax, entertain, or enjoy views of the surrounding property. The functional one-level floor plan includes a comfortable living room, dining area, kitchen, flex room, large primary

bedroom, second bedroom, laundry/mud room, and two 3-piece bathrooms. Thoughtful features include a built-in vacuum system with plug-ins in the living room, primary bedroom, sunroom, and garage, along with California closet organizers in the bedrooms. The property also offers a large garden area, a small pond at the back that attracts geese in the summer, a 10' x 16' deck, and an included 12' x 20' shed. For buyers needing shop, storage, hobby, or workspace, the detached garage/workshop is a major highlight. Measuring approximately 26' x 35' with 910 SQ. FT., this oversized 3-car detached garage features 12 FT. CEILINGS, a 75,000 BTU HEATER, mezzanine storage, workbenches, shelving, and both garage doors are wired for automatic openers. Whether you need room for vehicles, tools, equipment, acreage storage, or a serious workshop setup, this garage delivers outstanding utility. With privacy, usable land, a spacious 3-season sunroom, private well and septic servicing, a substantial heated garage/workshop, updated mechanical items, and a quiet acreage setting close to Carseland and Strathmore, this property offers a strong opportunity for buyers looking to enjoy country living!