



254052 21 Highway
Rural Wheatland County, Alberta

MLS # A2317926



\$1,075,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,943 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Heated Garage, Insulated, Triple Garage Detached		
Lot Size:	26.23 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Pasture, Treed, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank, Shared Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	34-25-24-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	1
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island		

Inclusions: 2 fridges, 2 stoves, 2 dishwashers, 2 washers, 2 dryers, hot tub, 3 storage sheds, horse shelter, small livestock shelters, firepit, electric fence/wire, panels x 20, gate, sprinkler system, barn radiant heater, garage radiant heater, TV mount. Sprinkler system as is where is.

Escape to the country with room for everyone. This private 26-acre property offers the kind of flexibility that is becoming harder to find, featuring two homes, outbuildings, and a beautiful mix of rolling land, mature trees, coulees, creek and fenced pasture. Whether you're looking for a true multi-generational setup, a hobby farm, income potential, or simply space to spread out, this property delivers. The main residence offers approximately 1,960 sq. ft. of living space with 4 bedrooms, 2 bathrooms, and numerous recent updates including paint, moldings, lighting, and newer appliances. A second residence, built in 2013, provides additional accommodation and is ideal for extended family, adult children, guests, or rental opportunities. Outside, the property is well-equipped for country living fenced and cross-fenced pasture, irrigation system, a heated 42' x 40' barn complete with loft and lean-to, plus a heated 40' x 30' triple detached garage. The barn has previously housed goats and offers excellent potential for livestock, hobby farming, storage, or workshop use. After a day outdoors, relax in the 8-person Arctic Spa hot tub, only three years old. Additional highlights include a strong producing well, newer washer, dryer, and dishwasher, new shingles on the second home in 2026, and a picturesque setting with privacy, mature trees, and panoramic countryside views. Properties offering this much land, infrastructure, and flexibility for multi-family living are exceptionally rare. Come experience the lifestyle and possibilities this one-of-a-kind acreage has to offer.