\$1,100,000 - 260030 Range Road 251, Rural Wheatland County

MLS® #A2221279

\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,636 sqft Residential on 2.99 Acres

NONE, Rural Wheatland County, Alberta

~ HUGE PRICE IMPROVEMENT~ Escape to Country Living â€" Just 12 Minutes from Strathmore! Welcome to 260030 Range Road 251, a beautifully maintained 2.99-acre established acreage offering the perfect blend of functionality and comfort. Built in 2013, this property features a spacious 40'5" x 58'5" shop and a 30'11" x 36'6" attached garage with in-floor heat, ideal for hobbyists, mechanics, or those needing ample storage and workspace. Step inside to a thoughtfully designed main floor layout. You are welcomed by a generous foyer, with a dedicated office and walk-through pantry to your left and convenient access to the laundry room and closet to your right. The heart of the home is the open-concept kitchen, dining, and living area â€" perfect for entertaining. The kitchen boasts rich dark wood cabinetry, granite countertops, a corner pantry, and stainless steel appliances. The cozy dining nook is tucked to the side, flowing seamlessly into the bright living room, where the elegant curved staircase adds a stunning architectural focal point. The main floor primary suite offers a peaceful retreat with a spacious walk-in closet and a luxurious ensuite. Downstairs, the fully developed basement provides even more living space, featuring a large recreation room with a bar, two additional bedrooms, a 4-piece bath, and a generous utility/storage room. Outside, enjoy Alberta's wide-open skies







from the large covered deck with BBQ area, ideal for summer evenings or morning coffee. The gazebo offers additional outdoor space for gathering out of the elements. Whether you're looking for space to grow, work, or relax, this turn-key acreage checks all the boxes!

Built in 2014

Essential Information

MLS® # A2221279
Price \$1,100,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,636 Acres 2.99 Year Built 2014

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 260030 Range Road 251

Subdivision NONE

City Rural Wheatland County

County Wheatland County

Province Alberta
Postal Code T1P 0V8

Amenities

Parking Double Garage Attached, Driveway, Parking Pad, Garage Faces Front,

Oversized

of Garages 2

Interior

Interior Features Ceiling Fan(s), Vaulted Ceiling(s), Bar

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes Basement Full

Exterior

Exterior Features Balcony, Storage

Lot Description Landscaped, Garden

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 20th, 2025

Days on Market 168 Zoning CR

Listing Details

Listing Office CIR Realty

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