

# **\$1,324,900 - 222057/222055 Highway 24, Rural Wheatland County**

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MLS® #A2222836

**\$1,324,900**

6 Bedroom, 4.00 Bathroom, 2,483 sqft  
Residential on 13.06 Acres

NONE, Rural Wheatland County, Alberta

WELCOME to this BEAUTIFUL Property with 2 HOUSES Situated on 13.06 acres of WELL-KEPT Grounds in Wheatland County, consisting of a PRIMARY Residence (3,980.48 Sq Ft of Developed Living Space) and a SECONDARY Bungalow (1,321.85 Sq Ft of Developed Living Space) with a DOUBLE Garage. The TWO Dwellings make it ideal for MULTIGENERATIONAL Living, Guests, or Rental. The Primary Residence has a CHARMING RUSTIC feel with exposed WOOD BEAMS, High Ceilings, and a number of ARCHITECTURAL Details (2019 all TRIPLE PANED windows). There is a 30' x 40' COVERED Deck leading to the SOUTH-Facing Front Entrance, where the foyer is done in SLATE FLOOR TILE, leading to a LARGE Great-Room with HARDWOOD floors, featuring a FLOOR-TO-CEILING Stone Overlay for a WOOD STOVE. This is Topped with a DOUGLAS FIR Mantle. Adjacent is the INTIMATE Dining Room with FRENCH DOORS leading to the West Wide of the Deck. Moving into the Kitchen Area, there is a 2 pc Bathroom, an Eating area, a SECOND Wood Stove, and Sliding Doors leading to a PATIO also on the West Side. The Kitchen itself has SS APPLIANCES, a Gas Stove, Light Colored Cupboards, and a Tile backsplash. Flooring is RUSTIC FLAGSTONE, giving a COUNTRY Atmosphere. The Laundry and Pantry are off the kitchen, AS WELL as a mudroom with a



DUTCH DOOR leading out to a PATIO on the East Side. Upstairs is the PRIMARY Bedroom with 4 pc bath, including a WALK-IN shower and CLAW-FOOT-TUB. A UNIQUE Hammered Iron Railing leads from upstairs down to the basement, where there are 2 LARGE Bedrooms, a 3 pc Bathroom, 2 Storage Rooms, and 2 Utility Rooms. There is IN-FLOOR heating as well in the Basement. The lawns are WELL KEPT with a Number of Flowering Trees and Shrubs, a Pond, and a LARGE GARDEN Space, also a DOG KENNEL. The SECONDARY Bungalow has a LARGE Kitchen, a Living Room with HARDWOOD Floor, 3 Bedrooms, a 3 pc Bathroom, and a DEN with Sliding Patio Doors to a Deck. The Basement is unfinished but has a LAUNDRY ROOM and 2 LARGE Storage Rooms. There is a detached DOUBLE GARAGE and several Flowering Trees and Shrubs. There are 2 BRAND-NEW SEPTIC (May 2025) for both houses. The rest of the property INCLUDES VARIOUS OUTBUILDINGS, including a Large Shop with 200 amp Service, Barns, Grain Bins, Horse Shelters, and Pasture. BOOK your showing TODAY!

Built in 1980

### **Essential Information**

MLS® #	A2222836
Price	\$1,324,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,483
Acres	13.06
Year Built	1980
Type	Residential

Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	222057/222055 Highway 24
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T0J 0M0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Propane
Parking Spaces	20
Parking	Double Garage Detached, Oversized, RV Access/Parking, 220 Volt Wiring, Additional Parking, Paved
# of Garages	8

### Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Soaking Tub, Storage, Vaulted Ceiling(s), Track Lighting
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Gas Cooktop, Gas Oven, Portable Dishwasher, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas, Other, Propane, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative, Dining Room, EPA Certified Wood Stove, Free Standing, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private, Views
Roof	Asphalt Shingle

Construction	Wood Frame, Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	109
Zoning	AG

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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