

# \$599,900 - 253010 Township Road 262, Rural Wheatland County

MLS® #A2227569

**\$599,900**

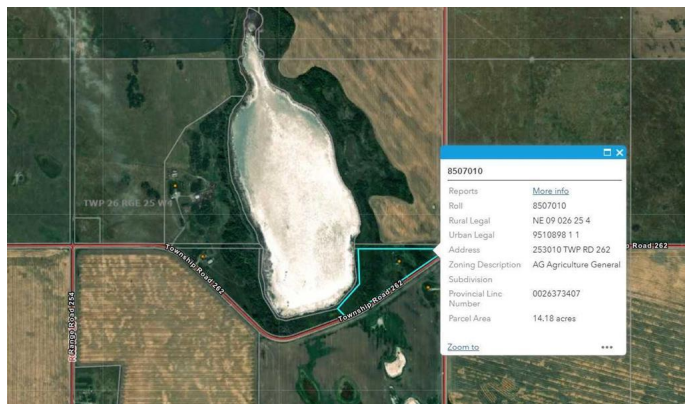
3 Bedroom, 1.00 Bathroom, 1,481 sqft  
Residential on 14.18 Acres

NONE, Rural Wheatland County, Alberta

Charming Country Escape on Nearly 15 Acres  
â€” Just 15 Minutes from Strathmore!

Welcome to your dream hobby farm! This delightful 1Â½-story home is perfectly situated on nearly 15 acres of picturesque land, offering the ideal setup for those looking to raise horses, chickens, goats, or simply enjoy peaceful rural living. With a bit of fixing up, this property will be a great place for you and your family. Inside, the home features 3 bedrooms, including a private and primary bedroom upstairs. The main living area boasts lofted ceilings in the kitchen, creating an airy and inviting space filled with natural light â€” perfect for entertaining or cozy family dinners. Plus a large living room surrounded by windows. Step outside and youâ€™ll find endless possibilities: room to build your dream barn, fenced areas for animals, garden plots, or just wide-open space to enjoy the prairie sky. Whether you're an aspiring homesteader or simply craving country charm, this property offers the lifestyle you've been looking for â€” with the convenience of Strathmore just 15 minutes away. Rustic charm, wide-open space, and room to grow â€” this is Alberta living at its best. There are seven varieties of fruit + nut trees: sour cherries, 2 variety apple, pear, plum, Swedish almond, choke cherry and apricots.

Built in 1995



## Essential Information

MLS® #	A2227569
Price	\$599,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,481
Acres	14.18
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

## Community Information

Address	253010 Township Road 262
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 1K5

## Amenities

Parking	None
Waterfront	Pond

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home
Appliances	Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

## Exterior

Exterior Features	Private Yard, Garden
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 6th, 2025

Days on Market              8

Zoning                         AG

### **Listing Details**

Listing Office                Royal LePage Benchmark

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