

\$1,290,000 - 254041 Township Road 252, Rural Wheatland County

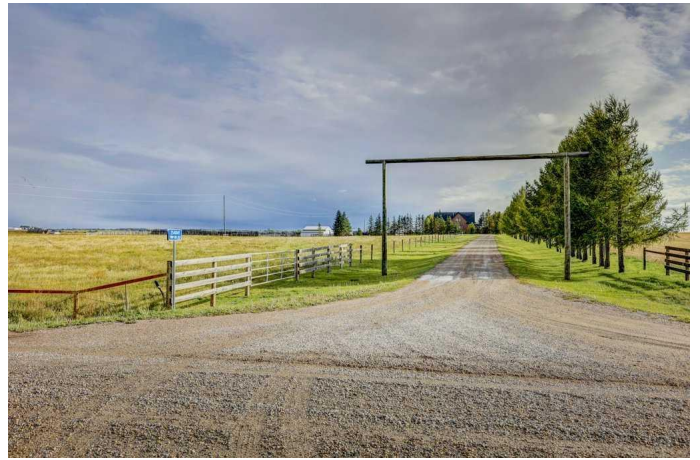
MLS® #A2238720

\$1,290,000

5 Bedroom, 4.00 Bathroom, 2,429 sqft
Residential on 12.00 Acres

NONE, Rural Wheatland County, Alberta

Step into timeless country living with this beautifully restored 1919 Eaton's Catalogue home, set on 12 acres of mature, thoughtfully designed landscaping. Completely refurbished in 1996, this character-rich residence was placed on a new concrete basement and expanded with a thoughtfully designed east-side addition, offering over 3,700 sq ft of developed space. Inside, the home showcases a spacious farm-style kitchen perfect for family gatherings, original hardwood floors, and meticulous attention to period detail. The upper level features a serene primary suite with vaulted ceilings, two full closets, and ample natural light, along with two additional bedrooms. The fully developed lower level includes two more generous bedrooms, in-floor heating, and comfortable living space ideal for extended family or guests. Additional highlights include: oversized attached garage with in-floor heat, expansive deck off the dining area for outdoor entertaining, 24' x 30' detached garage, 32' x 40' insulated barn with water hydrant and two overhead doors, 30' x 36' heated shop with attached 34' x 36' barn and tack room, 32' x 36' heated mechanical shop (added in 2003) with two overhead doors, a mezzanine, and a full 3-piece bathroom-perfect for home-based business or additional living quarters, ten livestock pens serviced by three Ritchie automatic waterers. For complete details on



all of the outbuildings please check the supplementary documents. An ideal property for hobby farming, equestrian use, or country living with full amenities. OPTIONAL: neighbouring 120 acres available as a part of this offering. This property seamlessly blends historical charm with modern functionality, making it the perfect retreat for those seeking a rural lifestyle with all the comforts of contemporary living.

Built in 1996

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2238720 |
| Price | \$1,290,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,429 |
| Acres | 12.00 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 254041 Township Road 252 |
| Subdivision | NONE |
| City | Rural Wheatland County |
| County | Wheatland County |
| Province | Alberta |
| Postal Code | T1P 0W5 |

Amenities

| | |
|--------------|---|
| Parking | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | In Floor, Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Yard, Front Yard, Garden, Greenbelt, Landscaped, Lawn, Level, Many Trees, Views, Farm, Pasture |
| Roof | Asphalt |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 3 |
| Zoning | 1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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