

\$494,000 - 254032 Range Road 245, Nightingale

MLS® #A2258269

\$494,000

3 Bedroom, 2.00 Bathroom, 1,219 sqft
Residential on 0.82 Acres

NONE, Nightingale, Alberta

~~~ OPEN HOUSE - Saturday, October 4th  
11:00AM to 2:00PM ~~~ Welcome to 254032  
Range Road 245 in the quiet community of  
Nightingale â€” the perfect blend of acreage  
living without the overwhelming upkeep. This  
well-maintained 1,218 sq. ft. manufactured  
home, built in 1999, sits on a beautifully  
landscaped and private 0.82-acre lot  
overlooking the peaceful prairie fields. Inside,  
pride of ownership shines with fresh paint, new  
flooring, and updated baseboards throughout.  
The open-concept layout offers a spacious  
living area, bright kitchen, and dining space  
â€” ideal for everyday living and entertaining.  
With 3 bedrooms and 2 full bathrooms,  
including a primary retreat complete with a  
walk-in closet and ensuite, this home is  
designed for comfort and function. Step  
outside and enjoy the stunning yard â€” a  
private oasis where you can relax, garden, or  
simply take in the views. The detached double  
garage (27â€™ x 25â€™) provides  
plenty of room for vehicles, toys, and storage.  
Recent well and septic inspections add peace  
of mind for the next owners. Donâ€™t let the  
driveway fool you â€” once you pass through  
the gate, youâ€™ll discover a hidden gem  
where country charm meets convenience.

Built in 1999

## Essential Information

MLS® #                      A2258269



|                |                         |
|----------------|-------------------------|
| Price          | \$494,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,219                   |
| Acres          | 0.82                    |
| Year Built     | 1999                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 254032 Range Road 245 |
| Subdivision | NONE                  |
| City        | Nightingale           |
| County      | Wheatland County      |
| Province    | Alberta               |
| Postal Code | T1P 0L2               |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 5                                                           |
| Parking        | Additional Parking, Double Garage Detached, Gravel Driveway |
| # of Garages   | 2                                                           |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer                                       |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Basement          | None                                                                                                    |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                         |
| Lot Description   | Landscaped, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding                                   |
| Foundation        | Block, None                                    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 9                    |
| Zoning         | HRGÂ Hamlet          |

**Listing Details**

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

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