

# \$1,490,000 - 250077 261 Wheatland County

Range Road E, Rural

MLS® #A2213327

**\$1,490,000**

4 Bedroom, 3.00 Bathroom, 1,167 sqft  
Residential on 47.79 Acres

NONE, Rural Wheatland County, Alberta

Welcome to your own slice of countryside charm—this 47-acre hobby farm offers endless opportunities, with 45 acres of irrigated land ready for pastures, crops, or lush gardens. A cozy bungalow with a walk-up basement sits at the heart of the property, blending classic character with modern updates for comfortable rural living.

Of the total acreage, 40 acres are productive pastureland stretching along an irrigation canal, while the remaining 7 encompass the home, outbuildings, and landscaped yard. With year-round irrigation and underground plumbing, the green space surrounding the home stays vibrant and functional for your farming or gardening plans.

Horse lovers will appreciate the well-equipped barn, featuring 4 box stalls and 6 open stalls, while the 28x24 shop is perfect for equipment storage, hobbies, or workspace needs.

Inside, the home showcases original hardwood floors ready to be brought back to life, soaring ceilings that enhance the sense of space, and tasteful modern finishes including updated cabinets, countertops, and appliances.

Whether you're dreaming of a quiet retreat, raising livestock, or growing your own food, this property strikes the perfect balance between rural tranquility and practical potential. Ideally located just 25 minutes from Calgary and 12 minutes from Strathmore—with pavement right to the



drivewayâ€”this is one opportunity you wonâ€™t want to miss.

Built in 1992

Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2213327                         |
| Price          | \$1,490,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,167                            |
| Acres          | 47.79                            |
| Year Built     | 1992                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 250077 261 Range Road E |
| Subdivision | NONE                    |
| City        | Rural Wheatland County  |
| County      | Wheatland County        |
| Province    | Alberta                 |
| Postal Code | T1P0T4                  |

Amenities

|         |   |
|---------|---|
| Parking | Driveway, Quad or More Detached, Workshop in Garage |
|---------|---|

Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Soaking Tub  |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |                          |
|--------------|--------------------------|
| Fireplaces   | Gas                      |
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Yard                                      |
| Lot Description   | Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 66               |
| Zoning         | AG               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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