

\$1,100,000 - 260030 Range Road 251, Rural Wheatland County

MLS® #A2221279

\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,636 sqft
Residential on 2.99 Acres

NONE, Rural Wheatland County, Alberta

~ HUGE PRICE IMPROVEMENT~ Escape to Country Living – Just 12 Minutes from Strathmore! Welcome to 260030 Range Road 251, a beautifully maintained 2.99-acre established acreage offering the perfect blend of functionality and comfort. Built in 2013, this property features a spacious 40'5" x 58'5" shop and a 30'11" x 36'6" attached garage with in-floor heat, ideal for hobbyists, mechanics, or those needing ample storage and workspace. Step inside to a thoughtfully designed main floor layout. You are welcomed by a generous foyer, with a dedicated office and walk-through pantry to your left and convenient access to the laundry room and closet to your right. The heart of the home is the open-concept kitchen, dining, and living area – perfect for entertaining. The kitchen boasts rich dark wood cabinetry, granite countertops, a corner pantry, and stainless steel appliances. The cozy dining nook is tucked to the side, flowing seamlessly into the bright living room, where the elegant curved staircase adds a stunning architectural focal point. The main floor primary suite offers a peaceful retreat with a spacious walk-in closet and a luxurious ensuite. Downstairs, the fully developed basement provides even more living space, featuring a large recreation room with a bar, two additional bedrooms, a 4-piece bath, and a generous utility/storage room. Outside, enjoy Alberta's wide-open skies



from the large covered deck with BBQ area, ideal for summer evenings or morning coffee. The gazebo offers additional outdoor space for gathering out of the elements. Whether you're looking for space to grow, work, or relax, this turn-key acreage checks all the boxes!

Built in 2014

Essential Information

MLS® #	A2221279
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	2.99
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	260030 Range Road 251
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0V8

Amenities

Parking	Driveway, Garage Faces Front, Oversized, Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), Vaulted Ceiling(s)
-------------------	---

Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Stove
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Storage
Lot Description	Garden, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2025
Days on Market	145
Zoning	CR

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.