

\$699,800 - 251013a Range Road 262, Rural Wheatland County

MLS® #A2234740

\$699,800

3 Bedroom, 2.00 Bathroom, 1,495 sqft
Residential on 3.00 Acres

NONE, Rural Wheatland County, Alberta

Itâ€™s literally like having a riverfront acreage â€™ only this is the irrigation canal that runs the length of the property's longest border. This acreage has no animal restrictions, so it would be a great place to run a little farmstead with whatever animals you like, or perhaps this is the perfect setup to operate your home-based business. This 2012, 3-bedroom home has 2 full bathrooms and a fantastic open floor plan with a beautiful kitchen. Enjoy the warm, dry heat from the high-end woodstove on those cooler days or if the power ever happens to go out. The primary suite is massive and features a fantastic ensuite bathroom along with a spacious walk-in closet. The massive southwest-exposed deck is a great place to entertain and enjoy a BBQ with family and friends. The nearly new, heated and insulated double garage/shop measures 24 feet by 24 feet, so it can accommodate even the largest pickup trucks â€™ with plenty of room left over for your other toys. This is affordable acreage living, and being in Wheatland County rather than Rocky View County definitely has its advantages. Come by for a look â€™ itâ€™s a beautiful little spot.

Built in 2012

Essential Information

MLS® # A2234740



| | |
|----------------|----------------------------------|
| Price | \$699,800 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,495 |
| Acres | 3.00 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 251013a Range Road 262 |
| Subdivision | NONE |
| City | Rural Wheatland County |
| County | Wheatland County |
| Province | Alberta |
| Postal Code | T1P 1J6 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 10 |
| Parking | Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas, Wood Stove, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning Stove, Free Standing |
| Basement | None |

Exterior

| | |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

| | |
|-----------------|--|
| Lot Description | Backs on to Park/Green Space, Environmental Reserve, Greenbelt, Landscaped, Rectangular Lot, Sloped Down, Creek/River/Stream/Pond, Yard Lights |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

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|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 1 |
| Zoning | CR |

Listing Details

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

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