

# \$1,499,999 - 230026 Range Road 255, Rural Wheatland County

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MLS® #A2190063

**\$1,499,999**

8 Bedroom, 7.00 Bathroom, 5,465 sqft  
Residential on 12.04 Acres

NONE, Rural Wheatland County, Alberta

\*\*\*Unmatched Value â€“ Two Homes on 12+ Acres for Far Less Than Replacement Cost! Opportunities like this donâ€™t come along often. This remarkable estate offers an extraordinary combination of land, luxury, and lifestyle at a price thatâ€™s impossible to replicate today. Whether you're looking for a dream homestead, an income-generating retreat, or a multi-generational family haven, this is a savvy investment you wonâ€™t want to miss.\*\*\* Two Incredible Homes on 12 Acres â€“ A Restored Heritage Masterpiece and a Luxurious Guest House! Imagine the possibilities: a serene bed & breakfast, an Airbnb or VRBO retreat, or an equestrian haven â€“ this extraordinary property offers it all! Nestled on 12 private acres, this one-of-a-kind estate combines the timeless charm of a meticulously restored 1915 character home with the modern sophistication of a 2016-built guest house, plus a triple attached garage, barn, and multiple outbuildings. Step into the heritage home and be transported by its distinctive architectural details, including an original stone-faced wood-burning fireplace, antique stained-glass bookshelves, and elegant light fixtures. The main floor boasts a traditional living room, a spacious dining room flowing into an upgraded farm-style kitchen with granite countertops, high-end appliances, and a custom breakfast table. Also on this level: a cozy study/den, a



3-piece bath, a mudroom, and access to the oversized triple garage. The second floor features a serene primary retreat with a wrap-around balcony, two generously sized bedrooms, and a classic 4-piece bathroom. On the charming top floor, two vaulted-ceiling bedrooms await â€“ perfect for kids, offices, or hobbies. Downstairs, the basement transforms into an English-style pub with a full bar, coffee station, polished concrete flooring, a copper soaker tub, and a wine cellar. The 2016-built guest house redefines luxury with 1,500 sq. ft. of contemporary design. The main floor includes a gourmet kitchen, spacious living room, half bath, office/den, and laundry. Upstairs, youâ€™ll find a stunning primary suite with a 4-piece ensuite, two additional bedrooms, and another 4-piece bath. Beyond the homes, the heated triple attached garage offers a fitness area with a swim spa, large shower, and rooftop patio access. The property also includes a barn, workshop, two detached garages (one converted into a music studio), and multiple outdoor spaces, including three decks/porches, a wrap-around balcony, a rooftop patio, a fire pit area with 5 RV plugs, and a wood-fired pizza oven. This remarkable property blends history, functionality, and endless opportunities. Donâ€™t miss the features list, virtual tour, floor plans, and lifestyle video on YouTube â€“ letâ€™s chat today about making it yours!

Built in 1915

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2190063    |
| Price      | \$1,499,999 |
| Bedrooms   | 8           |
| Bathrooms  | 7.00        |
| Full Baths | 6           |
| Half Baths | 1           |

|                |   |
|----------------|---|
| Square Footage | 5,465                                     |
| Acres          | 12.04                                     |
| Year Built     | 1915                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 2 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 230026 Range Road 255  |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T1P 1K9                |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 8  |
| Parking        | Additional Parking, Double Garage Detached, Heated Garage, Oversized, Parking Pad, RV Access/Parking, Triple Garage Attached |
| # of Garages   | 5  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings  |
| Heating           | Boiler, Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 3  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting, Private Entrance, Private Yard, Rain Gutters, RV Hookup, |
|-------------------|--|

|                 |   |
|-----------------|---|
|                 | Storage   |
| Lot Description | Front Yard, Irregular Lot, Lawn, Level, Private, Treed, Views |
| Roof            | Asphalt Shingle   |
| Construction    | Composite Siding, Concrete, Wood Frame, Wood Siding           |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 144                |
| Zoning         | CR                 |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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