

# \$1,000,000 - 204069 Township Road 262, Rural Wheatland County

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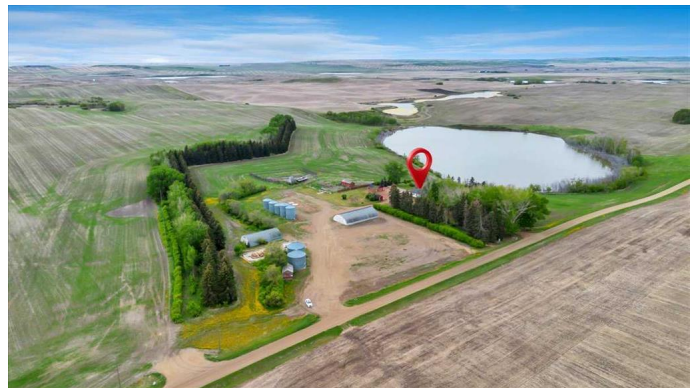
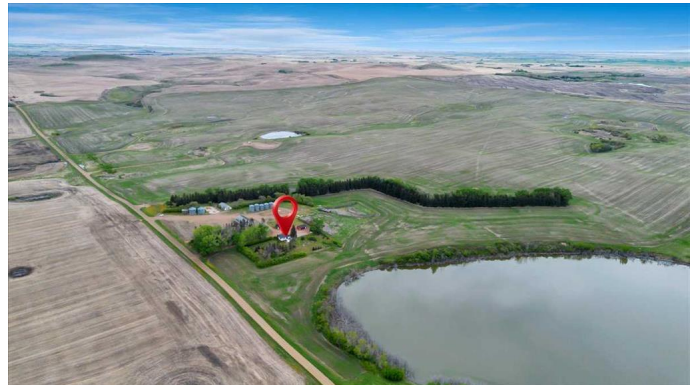
MLS® #A2224290

**\$1,000,000**

4 Bedroom, 3.00 Bathroom, 1,209 sqft  
Residential on 34.83 Acres

NONE, Rural Wheatland County, Alberta

35 Acres. Private Pond/Lake 11 Acres for Recreation kayaking and water activities. 13 acres of cultivated grain land. Homestead Property. Portion Zoned AG. 2 Water Sources. Drilled Wells. 3 Hydrants. 220 electrical service for RV SITE. 2 Quonsets. Treed. Land is Grass and pasture. Just 1 hour to Calgary, 30 minutes Strathmore and or Drumheller. This property will check all your boxes. Hobby Farm. Horses. Cattle. Organic Opportunities. Gardening. Workshop. Garage. Chicken Coop. Numerous Outbuildings, concrete floors, power, Bring your Family. Option for a 2nd Dwelling, Man Cave. Opportunity. Pasture. This Quaint Farm awaits you. You'll want to saddle right up when you see this spread. You'll love the amazing Views. Workshop +Double Detached Garage. Grass/Pasture. Green Green Acres. Original Family Homestead Lands. Grass. Bungalow Home Sweet Home. Country Charm. Good usable basement. 4 Bedrooms. 2 Bathrooms. Commuters Dream. Looking for a home with history. Magical. Consider a 1900's homestead upgraded and maintained nestled off the road. All modern conveniences mingled with the quaint Early Canadian touches you will adore. Live the way you've always wanted to. Giving your family the chance to garden, raise animals, know nature's ways. Live off the Land. Come see this delightful Acreage. Enjoy the stars, listen to the birds. Priced to Sell.



Central location. Pride of Ownership. Will Not Be Replaced at this PRICE. Move in Now....Free Horse BOARD. Bring your Livestock .2 Quonsets. Treed with paths for Quads, Snowmobiles, Great Recreational Property. Minutes to Severn Dam Reservoir. Year-Round Recreational Property. Views, private. Central Location between Strathmore and Drumheller.

Built in 1965

### **Essential Information**

MLS® #	A2224290
Price	\$1,000,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,209
Acres	34.83
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	204069 Township Road 262
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T0J 3G0

### **Amenities**

Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	111
Zoning	AG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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