

\$599,900 - 253010 Township Road 262, Rural Wheatland County

MLS® #A2227569

\$599,900

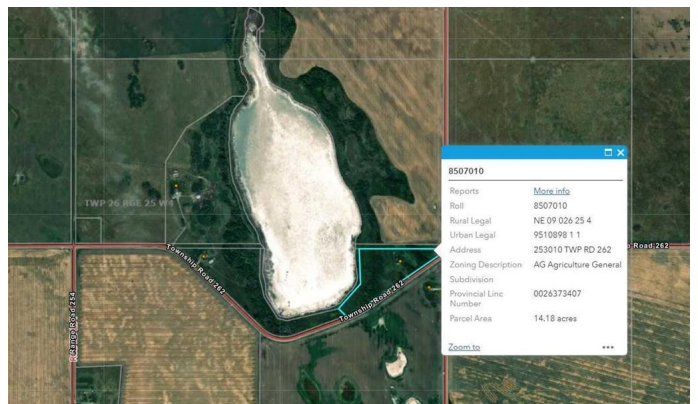
3 Bedroom, 1.00 Bathroom, 1,481 sqft
Residential on 14.18 Acres

NONE, Rural Wheatland County, Alberta

Charming Country Escape on Nearly 15 Acres
â€” Just 15 Minutes from Strathmore!

Welcome to your dream hobby farm! This delightful 1Â½-story home is perfectly situated on nearly 15 acres of picturesque land, offering the ideal setup for those looking to raise horses, chickens, goats, or simply enjoy peaceful rural living. With a bit of fixing up, this property will be a great place for you and your family. Inside, the home features 3 bedrooms, including a private and primary bedroom upstairs. The main living area boasts lofted ceilings in the kitchen, creating an airy and inviting space filled with natural light â€” perfect for entertaining or cozy family dinners. Plus a large living room surrounded by windows. Step outside and youâ€™ll find endless possibilities: room to build your dream barn, fenced areas for animals, garden plots, or just wide-open space to enjoy the prairie sky. Whether you're an aspiring homesteader or simply craving country charm, this property offers the lifestyle you've been looking for â€” with the convenience of Strathmore just 15 minutes away. Rustic charm, wide-open space, and room to grow â€” this is Alberta living at its best. There are seven varieties of fruit + nut trees: sour cherries, 2 variety apple, pear, plum, Swedish almond, choke cherry and apricots.

Built in 1995



Essential Information

| | |
|----------------|---|
| MLS® # | A2227569 |
| Price | \$599,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,481 |
| Acres | 14.18 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 253010 Township Road 262 |
| Subdivision | NONE |
| City | Rural Wheatland County |
| County | Wheatland County |
| Province | Alberta |
| Postal Code | T1P 1K5 |

Amenities

| | |
|------------|------|
| Parking | None |
| Waterfront | Pond |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home |
| Appliances | Electric Range, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | In Floor, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Crawl Space, Partial |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description | Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |

| | |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

Additional Information

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| Date Listed | June 6th, 2025 |
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| Days on Market | 10 |
|----------------|----|

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| Zoning | AG |
|--------|----|

Listing Details

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|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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