

# \$860,000 - 263042 Highway 564, Rural Wheatland County

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MLS® #A2234336

**\$860,000**

3 Bedroom, 2.00 Bathroom, 1,461 sqft  
Residential on 3.00 Acres

NONE, Rural Wheatland County, Alberta

The Acreage That Checks Every Boxâ€”Just Outside Lyalta

If youâ€™ve been searching for the kind of space where your kids can roam, your animals can thrive, and youâ€™re still close enough to hit Costco without packing a lunchâ€”this is it. Located just minutes from Lyalta and a quick drive to Calgary, this 3-acre property offers the perfect blend of functionality, privacy, and updates that make life easy.

Inside, this 3-bedroom, 2-bath bungalow has been freshly painted and features new vinyl plank flooring throughout. The kitchen has been fully redone, offering a bright, modern space at the heart of the home. Downstairs, youâ€™ll find a partially finished basement with a large games area and a huge storage roomâ€”ready for your gym, workshop, or movie nights.

Outside is where this property truly shines. The entire acreage is fenced, with cross-fenced pasture, a wind shelter, and a barn that works great for sheep, chickens, or 4H projects. Youâ€™ve got a vegetable garden, custom outdoor shower, fire pit area, and even an above-ground pool for summer days. Plus: RV parking, a shed, and a fully fenced dog run.

A top-of-the-line water filtration system, private well, and septic field mean the essentials are taken care ofâ€”and done right.

Itâ€™s private. Itâ€™s peaceful. Itâ€™s ready



for your family.

Built in 1992

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2234336                         |
| Price          | \$860,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,461                            |
| Acres          | 3.00                             |
| Year Built     | 1992                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 263042 Highway 564     |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T1P0N9                 |

### Amenities

|              |                                     |
|--------------|-------------------------------------|
| Parking      | Double Garage Attached, Parking Pad |
| # of Garages | 2                                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Washer, Water Softener, Window Coverings, Built-In Refrigerator, Range, Water Conditioner, Water Purifier |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |

|          |                          |
|----------|--------------------------|
| Basement | Full, Partially Finished |
|----------|--------------------------|

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Dog Run, Fire Pit, Kennel, Rain Gutters   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, Treed, Brush, Dog Run Fenced In, Many Trees, No Neighbours Behind, Pasture, Private, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 29              |
| Zoning         | CR              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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