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

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 155 Zoning AG

Listing Details

Listing Office RE/MAX Landan Real Estate

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