



243071 Range Road 255 , Rural Wheatland County, Alberta - \$1,100,000



Main Photo

Property Description

Opportunity on this beautifully treed and private 34.5-acre parcel—just the lifestyle and investment you've been looking for minutes from Strathmore. Whether you're dreaming of quiet country living, starting your hobby farm, or exploring future subdivision potential, this one has it all. The heart of the property is a fully renovated bungalow offering over 2000 square feet of developed living space, with a warm modern farmhouse style throughout. Featuring 2 bedrooms on the main level plus a spacious 3rd bedroom downstairs, this home is perfect for small families. You'll love the bright open layout, two full bathrooms-2nd bathroom almost completed, and a 90% finished walk-up basement that adds functionality and natural light. Extensive recent updates mean all the work is done for you—windows, siding, roof, flooring, kitchen, bathrooms, and more—all with timeless finishes and attention to detail. Step outside and take in the mature trees that offer incredible privacy and a serene setting. Equestrian-ready and hobby farm friendly, the property includes a 10GPM well, new septic system, perimeter fencing, auto waterer, hay



shed, numerous utility sheds. Approximately 20 acres are cultivatable with productive soil, offering potential for hay, crops, or income-generating leases. Zoned agricultural and loaded with value, this property offers long-term potential in an area known for its peaceful rural lifestyle—just a short drive to town amenities. Here's your chance to own a versatile acreage where you can build your future while enjoying the best of country living.

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