\$549,900 - 220048 Rr 212, Rural Wheatland County

MLS® #A2224407

\$549,900

4 Bedroom, 2.00 Bathroom, 1,328 sqft Residential on 7.43 Acres

NONE, Rural Wheatland County, Alberta

Discover the perfect blend of rural tranquility and modern convenience on this exceptional 7.43-acre property nestled in the heart of Wheatland County. This adorable bungalow offers an idyllic country lifestyle while maintaining access to urban amenities.

The home features an open floor plan with 3 good-sized bedrooms off the main living area and a full, finished basement. The main floor gives you a large country-kitchen with ample cupboards and counter space, room for a big table or even a central island if you choose. In the living room you'II find an efficient little wood stove that provides a supplemental heat source, keeping utility costs down in the winter.

The ceramic tile throughout this main floor means low-maintenance and hard-wearing, no need to worry about that and the claw-foot tub in the main bath adds to the charm of this country bungalow.

Downstairs there's a large rec room, a huge laundry room with tons of storage, a cold room and another bedroom. You won't believe how much space this place has!

Zoned AG General, this versatile property provides flexibility for various agricultural pursuits while maintaining residential comfort. The strategic location within the Western Irrigation District ensures reliable water for any







farming ventures, adding significant value.

The chicken coop (hens included if you want them) means there's always fresh eggs and the moveable sea-can provides lots of storage for toys and equipment. Fully perimeter fenced with some cross-fencing this acreage offers versatility for whatever pursuits you dream of.

Families will appreciate the convenience of school busing to Wheatland Crossing K-12 school, eliminating transportation concerns while ensuring education access.

Experience the freedom of acreage living where you can enjoy wide open spaces, fresh country air, and the satisfaction of owning a substantial piece of Alberta's beautiful landscape. This property represents an outstanding opportunity to secure your slice of rural paradise while maintaining connectivity to modern conveniences and urban opportunities. Just five minutes from Cluny, thirty minutes to Strathmore, and a quick hour to Calgary you'II be hard pressed to find this much peace, charm and convenience at this price anywhere else.

Don't miss this rare chance to own a piece of Wheatland County's finest real estate, where comfort meets countryside in perfect harmony.

Built in 1954

Essential Information

MLS® # A2224407 Price \$549,900

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 1,328

Acres 7.43 Year Built 1954

Type Residential

Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 220048 Rr 212

Subdivision NONE

City Rural Wheatland County

County Wheatland County

Province Alberta
Postal Code T0J 0S0

Amenities

Parking Off Street, RV Access/Parking

Interior

Interior Features Open Floorplan, No Smoking Home

Appliances Dishwasher, Dryer, Washer, Freezer, Gas Range, Microwave, Window

Coverings, Water Softener

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Storage

Lot Description Pasture, Treed

Roof Shake

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed May 24th, 2025

Days on Market 147 Zoning AG

Listing Details

Listing Office CIR Realty

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