

# \$435,000 - 274037a Range Road 214, Rural Wheatland County

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MLS® #A2211889

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,204 sqft  
Residential on 4.14 Acres

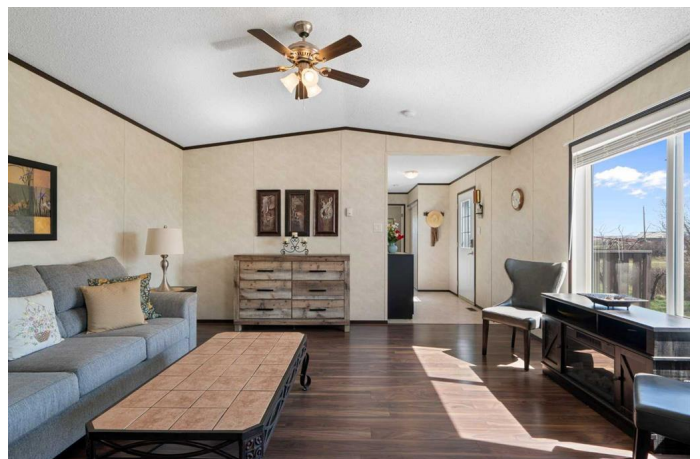
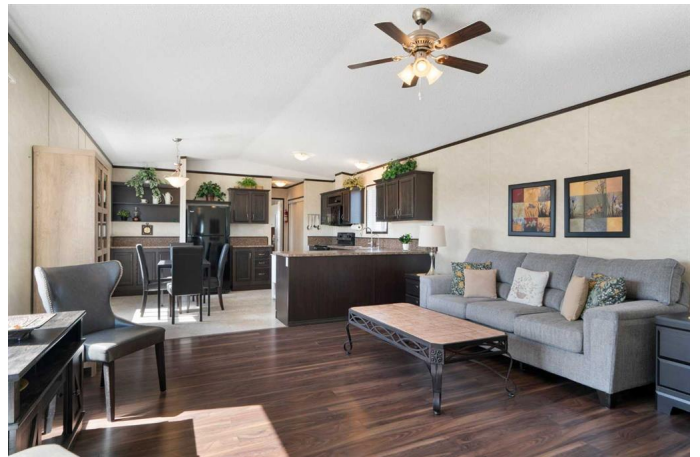
NONE, Rural Wheatland County, Alberta

Escape the hustle and discover your own private retreat just 7.5 km from the beautiful community of Rosebud. Nestled on 4.14 acres, this charming 3-bedroom, 2-bathroom 2012 home offers the perfect blend of comfort, privacy, and country living.

Set in a quiet, semi-secluded location, this property invites you to slow down and enjoy the simple things—wide open skies, fresh air, and the beauty of nature all around you. Thoughtfully brought onto the property in 2022, this home is built with 2x6 construction for extra warmth and energy efficiency, and shows clear pride of ownership throughout. It's also a pet-free and carpet-free home, offering a fresh, low-maintenance environment that's easy to keep clean.

Enjoy pure, fresh water with a carbon filtration and sediment system requiring minimal maintenance, and the peace of mind of a new septic tank and mound system (2022). Additional underbelly insulation ensures year-round comfort, while propane heat and generator backup wiring offer self-sufficiency no matter the season.

The partially insulated single-car detached garage is powered with 100A service—perfect for projects, hobbies, or extra storage. Outdoors, the 4.14 acres are a



gardenerâ€™s dream, offering endless opportunities to build gardens, house animals, or simply enjoy nature at your doorstep.

Families will appreciate having school options available in both Drumheller and Wheatland County, and everyone will love the friendly, welcoming atmosphere of the surrounding communities.

If youâ€™re looking for a place where life moves a little slower and every day feels like a getaway, this could be your perfect match. Call your favorite REALTOR® today to come experience it for yourself! Viewings by appointment only.

Built in 2012

**Essential Information**

MLS® #	A2211889
Price	\$435,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,204
Acres	4.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

**Community Information**

Address	274037a Range Road 214
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T0J 2T0

## Amenities

Utilities	Electricity Connected, Electricity Paid For, Phone Connected, Propane
Parking Spaces	8
Parking	Additional Parking, Driveway, Front Drive, Oversized, Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Conditioner
Heating	Forced Air, Propane
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Pasture, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

## Additional Information

Date Listed	May 7th, 2025
Days on Market	42
Zoning	CR

## Listing Details

Listing Office	CIR Realty
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