# \$999,999 - 254015 Township 240 Road, Rural Wheatland County

MLS® #A2227160

#### \$999,999

4 Bedroom, 1.00 Bathroom, 1,139 sqft Residential on 36.97 Acres

NONE, Rural Wheatland County, Alberta

Exceptional 36.97 acre Agricultural Small Holding parcel on paved Twp Rd 240, just SW of Strathmore. This high, dry land offers unobstructed mountain views and is zoned Country Residentialâ€"ideal for future development, a dream home, or hobby farm. Improvements include an older 14' x 64' mobile home with 11' x 24' addition, covered front porch, rear deck, 20' x 26' barn with stalls, corrals, outbuildings, and automatic waterer. Services in place: well with updated pump and pressure tank (2009), hot water tank (2000), and high-efficiency furnace (2019). Located near De Havilland Field, a major aircraft manufacturing facility in Wheatland County, and the Prairie Economic Gateway, a multi-billion-dollar trade and logistics corridor. A rare investment opportunity with strong future potential.





Built in 1973

#### **Essential Information**

MLS® # A2227160 Price \$999,999

Bedrooms 4

Bathrooms 1.00

Full Baths 1

Square Footage 1,139

Acres 36.97 Year Built 1973

Type Residential Sub-Type Detached

Style Acreage with Residence, Single Wide Mobile Home

Status Active

### **Community Information**

Address 254015 Township 240 Road

Subdivision NONE

City Rural Wheatland County

County Wheatland County

Province Alberta
Postal Code T1P 1J6

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Phone Available

Parking Off Street

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None
Basement None

#### **Exterior**

Exterior Features Other, Private Yard, Storage

Lot Description Farm

Roof Asphalt Shingle
Construction Aluminum Siding

Foundation Piling(s)

#### **Additional Information**

Date Listed June 4th, 2025

Days on Market 134 Zoning AG

## **Listing Details**

#### Listing Office Century 21 Bravo Realty

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