

# \$1,199,000 - 242044a Range Road 224, Rural Wheatland County

MLS® #A2250278

**\$1,199,000**

4 Bedroom, 3.00 Bathroom, 1,924 sqft  
Residential on 146.89 Acres

NONE, Rural Wheatland County, Alberta

Lots of opportunity here to make this diamond in the rough come together to once again create a top notch horse training facility! This 146 ACRE property is only a short 10 minute drive East of Strathmore/ 35 minutes East of CALGARY and only 3 miles away from the new K-12 Wheatland Crossing School, and OFFERS 1) 240'X102' INDOOR RIDING ARENA with a tack room, wash rack, 3 piece bathroom, and a small studio apartment. 2) ATTACHED BARN off of the arena with 8 large box stalls, tack room, sheeing area, feed room, and 220 wiring. 3) 1985 built modular bungalow with an addition and an oversized heated double attached garage. 4) A 711ft<sup>2</sup> A-FRAME with 1 loft bedroom and a 3 piece bathroom/kitchen/living room with a wood stove and in floor heat. 5) EXTENSIVE CORRAL/PADDOCK SYSTEM with 14 covered turnout pens with waterers. as well as a chicken coop and tool shed. 6) 2 drilled water wells, 3 septic systems, 4 dugouts, a small lake and the Western irrigation canal runs through the property (no water rights). There are nice views and riding paths along the canal and a 1/2 mile private driveway to the buildings that helps insure privacy and livestock/pets security. Work/tlc is required.

Built in 1985

## Essential Information



MLS® #	A2250278
Price	\$1,199,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,924
Acres	146.89
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	242044a Range Road 224
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 2G6

### **Amenities**

Utilities	Electricity Available
Parking	Double Garage Attached, Heated Garage, Garage Faces Side
# of Garages	2
Is Waterfront	Yes
Waterfront	Canal Access, Lake Front, Navigable Water, Waterfront

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Basement	None

## Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Lake, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Piling(s)

## Additional Information

Date Listed	August 20th, 2025
Days on Market	7
Zoning	Ag

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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