

# \$1,199,000 - 252040 Range Road 241, Rural Wheatland County

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MLS® #A2251660

**\$1,199,000**

5 Bedroom, 4.00 Bathroom, 1,694 sqft  
Residential on 2.99 Acres

NONE, Rural Wheatland County, Alberta

Your Dream Acreage Awaits in Wheatland County

Welcome to 252040 Range Road 241—a stunning 2.99-acre property that perfectly blends wide-open country living with modern comfort. This fully finished home offers five bedrooms, three bathrooms, and over 3,200 square feet of developed living space. Inside, you'll find a bright, open-concept main floor with soaring ceilings, a chef's kitchen featuring quartz counters and a large island, and a spacious living and dining area that flows seamlessly onto the wraparound upper deck—the perfect spot to sip your morning coffee while soaking in the prairie views.

Downstairs, the fully developed walk-out basement is designed for entertaining with vinyl plank flooring, a second living room, wet bar, and additional bedrooms. The basement is also roughed in for in-floor heating, giving you added comfort and future potential. It's ideal for teens, guests, or multi-generational living. The home's thoughtful design ensures there's space for everyone, whether you're hosting family gatherings or simply enjoying the peace and quiet of country life.

Step outside and the lifestyle truly comes alive. With durable hardy board siding, this home is



built to last and easy to maintain. Imagine evenings spent soaking in the hot tub, summer BBQs on your two-story decks, and kids running wild across the beautifully landscaped yard complete with firepit, fruit trees, and a play structure. Every corner of the property has been designed with both relaxation and fun in mind.

And then there’s the showstopper—a massive heated shop. Whether you’re a car enthusiast, business owner, or just need serious space for toys and tools, this shop delivers with room to tackle any project. Surrounded by mature trees and set against the wide-open skies, the property offers both privacy and breathtaking views.

Located just minutes from Strathmore and under 40 minutes to Calgary, this acreage strikes the perfect balance of convenience, space, and tranquility. Lovingly maintained and thoughtfully designed, this isn’t just a home—it’s a lifestyle. Offered at \$1,199,000, this is the peach of an acreage you’ve been waiting for.

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251660    |
| Price          | \$1,199,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,694       |
| Acres          | 2.99        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |                                  |
|--------|----------------------------------|
| Style  | Acreage with Residence, Bungalow |
| Status | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 252040 Range Road 241  |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | t1p0k9                 |

### Amenities

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Dry Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                |
| Heating           | Forced Air                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                                  |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Private Yard, Storage                                                                                |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Private, Sloped Down |
| Roof              | Asphalt Shingle                                                                                                         |
| Construction      | Cement Fiber Board, Concrete, Wood Frame                                                                                |
| Foundation        | Poured Concrete                                                                                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 49                |
| Zoning         | CR                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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