

# \$549,900 - 243035 Range Road 260, Rural Wheatland County

MLS® #A2201442

**\$549,900**

0 Bedroom, 0.00 Bathroom,  
Land on 6.40 Acres

NONE, Rural Wheatland County, Alberta

Discover the perfect blend of privacy, convenience, and functionality on this 6.4-acre property in Wheatland County. Nestled on a quiet no-thru road, just 7 minutes west of Strathmore and easily accessible from the Trans-Canada Highway, this gated and partially fenced acreage offers endless possibilities. With lush trees and shrubs creating a natural buffer, the property line extends down to the coulee, providing both seclusion and scenic views.

This land is fully serviced, with water, gas, and power already in place, along with a septic tank and field. Zoned AG (General Agriculture), it is ideal for a variety of uses, whether for agricultural operations, workshops, or personal retreat purposes.

The main shop spans approximately 44ft x 81ft and features a heated center section that includes a living quarter with laundry, kitchen, shower, toilet, and sink. The sections on both sides are designated as workshop spaces, providing ample room for storage or workspace. Recent updates to this structure include new siding, eavestroughs, and gutters (all 2024), ensuring it is move-in ready for your needs.

At the south end of the property, there is a shell shop measuring approximately 25ft x



79ft, offering flexible space for customization. A water well is located to the west side of this shop, adding further utility to the property.

Adjacent to the main shop, you'll find a quonset, which was previously used as a greenhouse, providing additional covered space for storage or agricultural projects. Near the entrance, a storage shed features a floor door for access to a shallow water well, and an outhouse is conveniently located nearby, sitting above the septic tank. The septic lid for the main shop is positioned just behind the building for easy access.

The property also boasts direct access to the gravel road of Range Road 260, offering both convenience and accessibility. Whether you're looking for a well-serviced acreage with multiple workspaces, agricultural potential, or a private retreat, this property offers endless opportunities.

Schedule your private viewing today!

### **Essential Information**

MLS® #	A2201442
Price	\$549,900
Bathrooms	0.00
Acres	6.40
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	243035 Range Road 260
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta

Postal Code T1P 0K4

### **Amenities**

Utilities Electricity Available, Natural Gas Available

### **Exterior**

Exterior Features Fire Pit, Rain Barrel/Cistern(s)

Lot Description Fruit Trees/Shrub(s), Irregular Lot, Treed

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 15

Zoning AG

### **Listing Details**

Listing Office Real Broker

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