

# \$699,800 - 251013a Range Road 262, Rural Wheatland County

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MLS® #A2234740

**\$699,800**

3 Bedroom, 2.00 Bathroom, 1,495 sqft  
Residential on 3.00 Acres

NONE, Rural Wheatland County, Alberta

Itâ€™s literally like having a riverfront acreage â€™ only this is the irrigation canal that runs the length of the property's longest border. This acreage has no animal restrictions, so it would be a great place to run a little farmstead with whatever animals you like, or perhaps this is the perfect setup to operate your home-based business. This 2012, 3-bedroom home has 2 full bathrooms and a fantastic open floor plan with a beautiful kitchen. Enjoy the warm, dry heat from the high-end woodstove on those cooler days or if the power ever happens to go out. The primary suite is massive and features a fantastic ensuite bathroom along with a spacious walk-in closet. The massive southwest-exposed deck is a great place to entertain and enjoy a BBQ with family and friends. The nearly new, heated and insulated double garage/shop measures 24 feet by 24 feet, so it can accommodate even the largest pickup trucks â€™ with plenty of room left over for your other toys. This is affordable acreage living, and being in Wheatland County rather than Rocky View County definitely has its advantages. Come by for a look â€™ itâ€™s a beautiful little spot.

Built in 2012

## Essential Information

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Price	\$699,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,495
Acres	3.00
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	251013a Range Road 262
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 1J6

### Amenities

Parking Spaces	10
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Closet Organizers, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove, Free Standing
Basement	None

### Exterior

Exterior Features	Garden
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Lot Description	Backs on to Park/Green Space, Environmental Reserve, Greenbelt, Landscaped, Rectangular Lot, Sloped Down, Creek/River/Stream/Pond, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	12
Zoning	CR

### **Listing Details**

Listing Office	CIR Realty
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