

\$628,000 - 274034a Range Road 243, Rural Wheatland County

MLS® #A2195038

\$628,000

4 Bedroom, 2.00 Bathroom, 1,601 sqft
Residential on 44.57 Acres

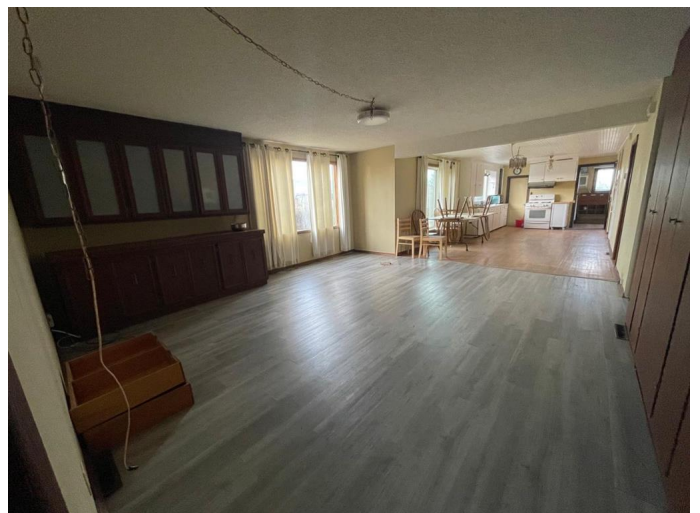
NONE, Rural Wheatland County, Alberta

This expansive 44.57-acre property, nestled north of Nightingale, offers endless possibilities. Once a bustling dairy farm, the property still boasts a substantial 10,000 square foot barn, built circa 1940, and is complemented by a charming, well-maintained home.

The versatile barn, with its impressive size, presents a prime opportunity for conversion into various commercial or agricultural ventures. The land is equipped with fenced corrals and a stock water supply, with potential for additional water sources.

The 1,600 square foot main house has been thoughtfully updated, including a modern bathroom and a fully renovated plumbing system. The spacious kitchen features ample cabinetry, counter space, a walk-in pantry, and a cozy dining area. The inviting living room boasts built-in shelves and a picturesque view. A private master suite with an ensuite bathroom, three additional bedrooms, and a convenient main-floor laundry room complete the home's comfortable layout.

Additional structures on the property include a 40x90 shop, a double garage, and a single garage. A second dwelling is also present but requires renovation.



Enjoy breathtaking views from this exceptional property.

Directions: From Strathmore, head north on Highway 817. Turn east onto Range Road 564, then north onto Nightingale Road. Continue to Township Road 274, turn east, and then left onto Range Road 243.

The main house offers 1600 square feet of living space with character and modern updates, including a renovated plumbing system. It features a large kitchen, spacious living room, and a master bedroom with an ensuite bathroom. The property is fenced for livestock, with a stock water supply and potential for additional water sources. Enjoy stunning views from this historic property with ample space for various uses.

Built in 1913

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2195038 |
| Price | \$628,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,601 |
| Acres | 44.57 |
| Year Built | 1913 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 274034a Range Road 243 |
| Subdivision | NONE |
| City | Rural Wheatland County |
| County | Wheatland County |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T0M 0G0 |

Amenities

| | |
|--------------|--|
| Parking | Double Garage Detached, Garage Door Opener |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | None |
| Lot Description | Farm |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 16th, 2025 |
| Days on Market | 126 |
| Zoning | AG |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | Synterra Realty |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.