

# \$1,290,000 - 254009 Township Road 252, Rural Wheatland County

MLS® #A2200302

**\$1,290,000**

3 Bedroom, 2.00 Bathroom, 1,884 sqft  
Residential on 8.84 Acres

NONE, Rural Wheatland County, Alberta

Experience the best of countryside living with this stunning 1,884 sq. ft. bungalow, perfectly situated on 8.84 acres of serene land. This well-maintained home features 3 spacious bedrooms, 2 full baths, a bright kitchen, and a dining area with a patio door leading to the outdoors. The expansive living room is flooded with natural light through large SE-facing windows, creating a warm and inviting space. Enjoy seamless indoor-outdoor living with a wraparound deck, offering multiple access points from the master bedroom, mudroom, dining area, and front entrance. The property is a dream for hobbyists, farmers, or anyone needing space, featuring a newly built 80' x 40' shop with an overhead garage door, a barn, animal shelters, and ample storage. A triple car garage provides even more convenience. This incredible acreage offers endless possibilities—whether you want to keep animals, work on projects, or simply enjoy the peace and privacy of country life. Don't miss this rare opportunity!

Built in 1972

## Essential Information

MLS® #	A2200302
Price	\$1,290,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,884
Acres	8.84
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	254009 Township Road 252
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 1K5

### **Amenities**

Parking	Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks, Crawl Space

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	34

Zoning AG

## **Listing Details**

Listing Office Century 21 Bravo Realty

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