121 Cousin Street

Rural Wheatland County | Active | MLS® A2302862

$1,495,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1965**	**1,656.48 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Key

A closer look

Incredible Opportunity -- Located on the east side of Cheadle alongside the ball diamonds and rec center, this nearly 60-acre property offers a rare and highly strategic investment opportunity. With over 3,000 square feet of developed space in a well-maintained, four-bedroom bungalow, this property is ideal for those looking to capitalize on both immediate use and long-term potential.

The home features a spacious floor plan with a breezeway connecting the house to the garage, a main floor laundry room with a sink, and a bright, heated sunroom with a full wall of south-facing windows. Classic wood-burning fireplaces on both the main and lower levels add charm and functionality, while a fully functioning sauna and a metal roof contribute to the home’s comfort and durability. Outdoor living is elevated by a beautifully designed outdoor gazebo with a fire pit and evening lighting, creating an ideal setting for entertaining or relaxing under the stars.

Supporting infrastructure on the land includes a two-story barn with electrical service and a workshop area that was previously heated, as well as a greenhouse. The land is flat and usable, with a layout that supports a variety of development visions.

This property is ideally positioned near upcoming economic drivers that will shape the future of Cheadle and the surrounding region. The new CGC drywall manufacturing facility is set to bring over 100 permanent jobs to the area, and the massive 1,500-acre De Havilland Field aerospace project just west of Cheadle is expected to generate significant economic activity and growth.

With its location, scale, and infrastructure, this property represents a one-of-a-kind opportunity to invest in a growing community before the next wave of development hits. Whether you're seeking to develop, subdivide, or hold for future appreciation, this land offers the flexibility and potential to realize your vision. Don’t miss this rare opportunity to shape the next chapter of a growing community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2302862
Bedrooms	4
Bathrooms	3
Year Built	1965
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Acreage with Residence, Bungalow
Total Living Area:	1,656.48 sq. ft.
Main Level Finished Area:	1,656.48 sq. ft.
Below Grade Finished Area:	1,214.3 sq. ft.
Acreage:	Yes
Lot Area:	59.9 acre(s)
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	6
Year built:	1965 (Age: 61)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:1, Half:2)
Num Ensuite Baths:	1
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Metal Siding, Stucco, Wood Frame
Structure Type:	House
Roof:	Metal
Ensuite:	Yes

Flooring:	Carpet, Hardwood, Linoleum, Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Living Room, Wood Burning
Water Supply:	Well
Sewer:	Septic Field, Septic Tank
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	10
Parking Total/Covered:	10 / -
Laundry Features:	Main Level, Sink
Appliances:	Built-In Oven, Dishwasher, Electric Stove, Range Hood, Refrigerator
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Bedroom · 11'1" × 10'5" ·
Main Floor	Bedroom · 11'1" × 8'8" ·
Main Floor	Kitchen · 14'6" × 14'1" ·
Main Floor	Laundry · 10'4" × 6'5" ·
Main Floor	Living Room · 15'1" × 14'6" ·
Main Floor	Mud Room · 22'4" × 8'10" ·
Main Floor	Bedroom - Primary · 14'7" × 10'5" ·
Main Floor	Sunroom/Solarium · 29'7" × 11'6" ·
Lower Level	Flex Space · 14'4" × 13'7" ·
Lower Level	Bedroom · 10'2" × 9'1" ·
Lower Level	Game Room · 27'7" × 14'5" ·

Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	Bar, Open Floorplan
Exterior Features:	Fire Pit, Storage
Patio And Porch Features:	None
Lot Features:	Back Yard, Front Yard, Gazebo, Irregular Lot, No Neighbours Behind
Num. of Parcels:	0
Outbuildings:	2 Storey
Fencing:	Partial
Nearest Town:	Cheadle
Region:	Wheatland County
Zoning:	AG
Listed Date:	Apr 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/121-cousin-street-rural-wheatland-county-a2302862/

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