175006A Township Road 260

Rural Wheatland County | Active | MLS® A2357768

$699,999









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1954**	**1,700 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Discover endless rural potential on this scenic 30+ acre property in peaceful Wheatland County, located northeast of Hussar-just over an hour from Calgary and under 40 minutes to Drumheller. Surrounded by mature trees, the property is anchored by a 1,700 sq. ft. single-level main residence featuring a durable metal roof, partial basement, and single attached garage. A second house is also situated on the land (currently not livable and sold as-is). Built for serious functionality, the acreage includes 4 outbuildings highlighted by a massive 30,000+ sq. ft. former hog barn with a metal roof and poured concrete floors, alongside a heated shop and Quonset. Whether you are looking for a quiet country retreat, massive storage/shop capacity, or a multi-use agricultural setup, this beautiful property offers unmatched infrastructure and room to grow.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357768
Bedrooms	1
Bathrooms	1
Year Built	1954
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:	1,700 sq. ft.
Acreage:	Yes
Lot Area:	31.4 acre(s)
Front Exposure:	South

Levels:	One
Total Rooms Above Grade:	1
Year built:	1954 (Age: 72)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0815603
Heating:	Forced Air
Basement:	Full, Partially Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Metal
Ensuite:	No
Flooring:	Carpet, Hardwood
Cooling:	Window Unit(s)
Fireplaces:	0
Water Supply:	Well
Sewer:	Other
Garage:	No
Garage Spaces:	1
Parking:	Stall

Parking Places:	10
Parking Total/Covered:	10 / -
Laundry Features:	Main Level
Appliances:	Refrigerator
Inclusions:	n/a
Restrictions:	Road Access Agreement
Main Floor	Bedroom - Primary · 15'9" × 12'10" ·
Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	Pantry
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Landscaped
Num. of Parcels:	0
Outbuildings:	See Remarks, Barn, Other
Fencing:	Fenced
Nearest Town:	Hussar
Region:	Wheatland County
Zoning:	1
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/175006a-township-road-260-rural-wheatland-county-a2357768/

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