222001 Range Road 225B

Rural Wheatland County | Active | MLS® A2339558

$480,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1937**	**1,539 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

If you’re looking for space, privacy and a little piece of Alberta history, this 10-acre property offers plenty of potential. Located approximately 20 minutes east of Strathmore, in the triangle between Highway 901 and the Trans-Canada Highway, the property is conveniently situated at the corner of Township Road 222 and Range Road 225B.

The charming 1937 farmhouse retains its original character, featuring beautiful large casings, crown moulding and plenty of old-fashioned charm. The upper level offers two large bedrooms, including the primary bedroom with an adjoining office or dressing room, plus a full bathroom and laundry conveniently located on the same floor.

Outside, the 10 acres offer plenty of room for animals, recreation and country living. The property includes a garage, horse shelters with year-round watering troughs (heated) and a large, fenced yard ideal for dogs and other pets. A great opportunity for a horse-loving family looking for acreage and rural lifestyle within easy reach of Strathmore.

The property consists of three titles, offering flexibility and opportunity for the next owner.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339558
Bedrooms	2
Bathrooms	2
Year Built	1937
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:	2 Storey, Acreage with Residence
Total Living Area:	1,539 sq. ft.
Main Level Finished Area:	847 sq. ft.

Upper Level Finished Area:	693 sq. ft.
Acreage:	Yes
Lot Area:	10 acre(s)
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1937 (Age: 89)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	6753AD
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Laminate, Tile
Cooling:	None
Fireplaces:	0
Water Supply:	Other

Sewer:	Holding Tank
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Laundry Features:	Upper Level
Appliances:	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Den · 11'7" × 8'8" ·
Main Floor	Dining Room · 13'5" × 12'11" ·
Main Floor	Kitchen · 17'6" × 10'3" ·
Main Floor	Living Room · 15'6" × 12'7" ·
Upper Level	Bedroom · 16'6" × 9' ·
Upper Level	Office · 9'6" × 8' ·
Upper Level	Bedroom - Primary · 21'7" × 12'1" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	High Ceilings, Natural Woodwork
Exterior Features:	Garden
Patio And Porch Features:	Wrap Around
Lot Features:	Garden, Pasture
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Nearest Town:	Gleichen
Region:	Wheatland County

Zoning:	CR-Country Residential /
Listed Date:	Sep 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/222001-range-road-225b-rural-wheatland-county-a2339558/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 27, 2026 at 05:30 AM (UTC)

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