232006 Range Road 245

Rural Wheatland County | Active | MLS® A2337680

$1,149,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1999**	**1,265 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Benchmark

A closer look

COUNTRY LIVING WITH AN INCREDIBLE 30' x 80" SHOP & 3 ACRES! Set on a beautifully landscaped and private 3 acre parcel just minutes from Strathmore, this property offers the perfect blend of comfortable country living, abundant space and outstanding outbuildings. The well-maintained 4-bedroom bungalow features 2 bedrooms on the main level plus 2 additional bedrooms in the fully finished walk-out basement. The main floor offers a bright, open layout with a spacious living room, dining area and well-appointed kitchen with an abundance of cabinetry and counter space. The primary bedroom is exceptionally spacious, while a second main-floor bedroom and 4-piece bathroom complete the main level. Hardwood flooring, large windows and access to the expansive deck create a comfortable and inviting living space with beautiful views of the surrounding countryside. The fully finished walk-out basement adds excellent living and recreation space, including two additional bedrooms, a 4-piece bathroom, large game/recreation room and laundry area. With a separate exterior entrance and walk-out design, the lower level offers excellent flexibility for family, guests or hobbies. AND THEN THERE IS THE SHOP! This impressive 30' x 80' heated and insulated detached building provides an extraordinary amount of room for vehicles, equipment, storage, hobbies or business use, with 220-volt wiring and workshop space. Large enough to park a semi truck! RV parking and lots of additional parking is also available. A separate 44' x 47' barn with gravel floor provides even more room for equipment, toys and storage. Outside, enjoy a fully fenced, landscaped yard with mature trees, fruit trees, garden areas, private yard space and no neighbours behind. The large deck, treated with Duradeck provides a wonderful place to relax and take in the peaceful rural setting. Paved road access and located just a short drive from Strathmore with easy access to Highway 1, this is an exceptional opportunity for buyers looking for acreage living without sacrificing convenience. A rare combination of a move-in-ready home, expansive shop space, additional barn, privacy and nearly 3 acres of land.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337680
Bedrooms	4
Bathrooms	2
Year Built	1999
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:	1,265 sq. ft.
Main Level Finished Area:	1,265 sq. ft.
Below Grade Finished Area:	1,168 sq. ft.
Acreage:	Yes
Lot Area:	3 acre(s)
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	5
Year built:	1999 (Age: 27)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	9811277
Heating:	Forced Air, Propane
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Metal

Ensuite:	No
Flooring:	Hardwood
Cooling:	None
Fireplaces:	0
Water Supply:	Well
Sewer:	Septic Field, Septic Tank
Utilities:	Cable Internet Access, Electricity Connected, Propane
Garage:	Yes
Garage Spaces:	10
Parking:	220 Volt Wiring, Additional Parking, Heated Garage, Insulated, Quad or More Detached, RV Access/Parking, Workshop in Garage
Parking Places:	20
Parking Total/Covered:	20 / -
Laundry Features:	Laundry Room, Lower Level
Appliances:	Dishwasher, Electric Range, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Inclusions:	John Deere at the Corner
Restrictions:	None Known
Main Floor	Bedroom · 12' × 10' ·
Main Floor	Dining Room · 12'5" × 10' ·
Main Floor	Kitchen · 10'7" × 9'4" ·
Main Floor	Living Room · 24'11" × 21'8" ·
Main Floor	Bedroom - Primary · 20'9" × 13'1" ·
Basement	Bedroom · 11'11" × 10'5" ·
Basement	Bedroom · 15'9" × 9'3" ·
Basement	Laundry · 12'11" × 6' ·
Basement	Game Room · 24'5" × 21'4" ·

Basement	Furnace/Utility Room · 7'7" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	Closet Organizers, Open Floorplan, Separate Entrance
Exterior Features:	Private Entrance, Private Yard, Storage
Patio And Porch Features:	Balcony(s), Deck, Front Porch
Lot Features:	Back Yard, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind
Num. of Parcels:	0
Outbuildings:	Barn
Fencing:	Fenced
Nearest Town:	Strathmore
Region:	Wheatland County
Zoning:	CR
Listed Date:	Aug 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/232006-range-road-245-rural-wheatland-county-a2337680/

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