

# \$999,999 - 254015 Township 240 Road, Rural Wheatland County

MLS® #A2227160

**\$999,999**

4 Bedroom, 1.00 Bathroom, 1,139 sqft  
Residential on 36.97 Acres

NONE, Rural Wheatland County, Alberta

Exceptional 36.97 acre Agricultural Small Holding parcel on paved Twp Rd 240, just SW of Strathmore. This high, dry land offers unobstructed mountain views and is zoned Country Residential—ideal for future development, a dream home, or hobby farm. Improvements include an older 14’ x 64’ mobile home with 11’ x 24’ addition, covered front porch, rear deck, 20’ x 26’ barn with stalls, corrals, outbuildings, and automatic waterer. Services in place: well with updated pump and pressure tank (2009), hot water tank (2000), and high-efficiency furnace (2019). Located near De Havilland Field, a major aircraft manufacturing facility in Wheatland County, and the Prairie Economic Gateway, a multi-billion-dollar trade and logistics corridor. A rare investment opportunity with strong future potential.



Built in 1973

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227160  |
| Price          | \$999,999 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,139     |

|            |                                                 |
|------------|-------------------------------------------------|
| Acres      | 36.97                                           |
| Year Built | 1973                                            |
| Type       | Residential                                     |
| Sub-Type   | Detached                                        |
| Style      | Acreage with Residence, Single Wide Mobile Home |
| Status     | Active                                          |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 254015 Township 240 Road |
| Subdivision | NONE                     |
| City        | Rural Wheatland County   |
| County      | Wheatland County         |
| Province    | Alberta                  |
| Postal Code | T1P 1J6                  |

### **Amenities**

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Phone Available |
| Parking   | Off Street                                                    |

### **Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks                                                         |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Basement          | None                                                                |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other, Private Yard, Storage |
| Lot Description   | Farm                         |
| Roof              | Asphalt Shingle              |
| Construction      | Aluminum Siding              |
| Foundation        | Piling(s)                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 84             |
| Zoning         | AG             |

### **Listing Details**

Listing Office

Century 21 Bravo Realty

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