

\$999,000 - 240068 Township Road 254, Rural Wheatland County

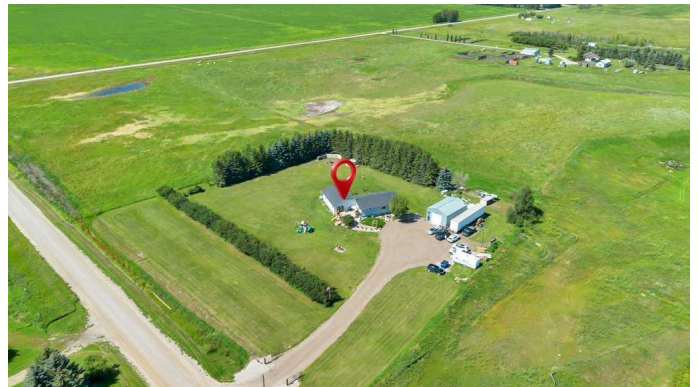
MLS® #A2248490

\$999,000

5 Bedroom, 4.00 Bathroom, 2,165 sqft
Residential on 3.00 Acres

NONE, Rural Wheatland County, Alberta

Welcome to 240068 Twp Road 254 – a beautifully updated acreage offering the perfect balance of rural tranquility and modern upgrades. Set on 3 picturesque acres surrounded by mature trees on three sides, plus a an amazing view of the coulee! This fully renovated home (gutted to the studs in 2020/21 with a 2021 addition) delivers space, comfort, and functionality. Inside, you™ll find over 2000 sq. ft. above grade plus 1,300 sq. ft. of developed basement. The bright, open layout features engineered hardwood up and down, 3+2 bedrooms, and 3.5 bathrooms. The main living area is air-conditioned, and the basement boasts in-floor heat. Extra highlights include two hot water tanks, reverse osmosis system, and water storage in the basement. The spacious white kitchen with quartz counters overlooks fruit trees and opens to one of three decks, perfect for enjoying the peaceful views. A gas line for your BBQ makes summer entertaining easy. Outdoors, this acreage is fully equipped for hobby farming or gardening, with a fenced garden and raised beds, power to the garden/coop area, and a gated driveway. The 23' x 35' insulated shop comes with both a wood stove and gas heater, making it ideal for year-round projects. There™s also extra storage under the addition, septic to the south, and a well to the west. Recent upgrades include a new roof (2021), tin siding on most of the exterior, and



an updated electrical panel. Appliances included: 3 fridges, stove, dishwasher, washer, dryer. If youâ€™ve been searching for an acreage that combines modern updates with rural charm â€“ plus plenty of room for hobbies, gardens, and gatherings â€“ this one is a must-see. Close to the full service community of Strathmore- very little gravel. Bus stop at the driveway! Ask about Golden Hills School division school of choice!

Built in 1920

Essential Information

MLS® #	A2248490
Price	\$999,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,165
Acres	3.00
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	240068 Township Road 254
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T0J 1X0

Amenities

Parking	Double Garage Detached
# of Garages	4

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	14
Zoning	CR

Listing Details

Listing Office	RE/MAX Key
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.