

# \$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	81
Zoning	AG

### **Listing Details**

Listing Office

Century 21 Bravo Realty

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