

\$1,290,000 - 254041 Township Road 252, Rural Wheatland County

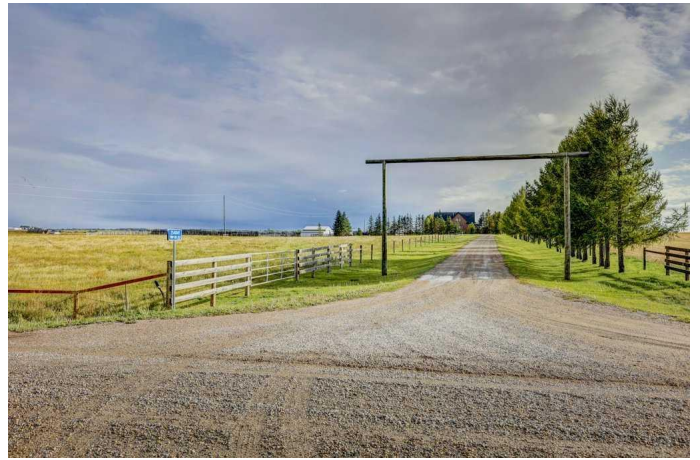
MLS® #A2238720

\$1,290,000

5 Bedroom, 4.00 Bathroom, 2,429 sqft
Residential on 12.00 Acres

NONE, Rural Wheatland County, Alberta

Step into timeless country living with this beautifully restored 1919 Eaton's Catalogue home, set on 12 acres of mature, thoughtfully designed landscaping. Completely refurbished in 1996, this character-rich residence was placed on a new concrete basement and expanded with a thoughtfully designed east-side addition, offering over 3,700 sq ft of developed space. Inside, the home showcases a spacious farm-style kitchen perfect for family gatherings, original hardwood floors, and meticulous attention to period detail. The upper level features a serene primary suite with vaulted ceilings, two full closets, and ample natural light, along with two additional bedrooms. The fully developed lower level includes two more generous bedrooms, in-floor heating, and comfortable living space ideal for extended family or guests. Additional highlights include: oversized attached garage with in-floor heat, expansive deck off the dining area for outdoor entertaining, 24' x 30' detached garage, 32' x 40' insulated barn with water hydrant and two overhead doors, 30' x 36' heated shop with attached 34' x 36' barn and tack room, 32' x 36' heated mechanical shop (added in 2003) with two overhead doors, a mezzanine, and a full 3-piece bathroom-perfect for home-based business or additional living quarters, ten livestock pens serviced by three Ritchie automatic waterers. For complete details on



all of the outbuildings please check the supplementary documents. An ideal property for hobby farming, equestrian use, or country living with full amenities. OPTIONAL: neighbouring 120 acres available as a part of this offering. This property seamlessly blends historical charm with modern functionality, making it the perfect retreat for those seeking a rural lifestyle with all the comforts of contemporary living.

Built in 1996

Essential Information

MLS® #	A2238720
Price	\$1,290,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,429
Acres	12.00
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	254041 Township Road 252
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0W5

Amenities

Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Greenbelt, Landscaped, Lawn, Level, Many Trees, Pasture, Views, Farm
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	44
Zoning	1

Listing Details

Listing Office	CIR Realty
----------------	------------

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.