

# \$717,000 - 271018 Range Road 222a Range, Rural Wheatland County

---

MLS® #A2209761

**\$717,000**

3 Bedroom, 2.00 Bathroom, 1,316 sqft  
Residential on 49.20 Acres

NONE, Rural Wheatland County, Alberta

Discover nearly 50 acres of pristine land featuring natural grasses, rolling hills, and a meandering creek—an idyllic retreat just outside Redland. This beautiful acreage offers peace, privacy, and breathtaking blue skies and sunsets. The thoughtfully designed bungalow is built with energy efficiency in mind, including an ICF foundation and in-floor heating. Step outside to an expanded deck—the perfect spot to relax and take in the wildlife and diverse birdlife that frequent the property. Inside, the bright and airy living room boasts vaulted, beamed ceilings and a wall of windows that flood the space with natural light. The open-concept kitchen and dining area offer plenty of cabinetry and space. The primary bedroom is generously sized with a walk-in closet, while a second bedroom and full bath provide comfortable accommodations for guests. A convenient cold room off the back entrance offers excellent storage. The fully developed lower level includes a third bedroom, another full bathroom, and two versatile spaces ideal for a rec room, office, or home gym. Outside, a charming second small house (currently being used for storage) is ideal for converting into a home office, studio, or playhouse. There's also a large fenced garden area and two barns perfect for storage or use as a garage. The home is heated by electric wall heaters and in-floor heat. Natural gas is run to the rear of



the home but not connected. Located near Rosebud and Strathmore, this is a truly special place to call home.

Built in 2004

### **Essential Information**

MLS® #	A2209761
Price	\$717,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,316
Acres	49.20
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	271018 Range Road 222a Range
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T0J 2R0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Available, Cable Connected, Cable Internet Access, Phone Available
Parking	RV Garage
# of Garages	2
Waterfront	Creek

### **Interior**

Interior Features	Beamed Ceilings, Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Water

	Purifier, Water Softener
Heating	In Floor, Electric, Space Heater
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Creek/River/Stream/Pond, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Native Plants
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

## Additional Information

Date Listed	April 8th, 2025
Days on Market	89
Zoning	AG

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.