

# \$1,999,000 - 121 Cousin Street, Rural Wheatland County

MLS® #A2230917

**\$1,999,000**

4 Bedroom, 3.00 Bathroom, 1,656 sqft

Residential on 59.93 Acres

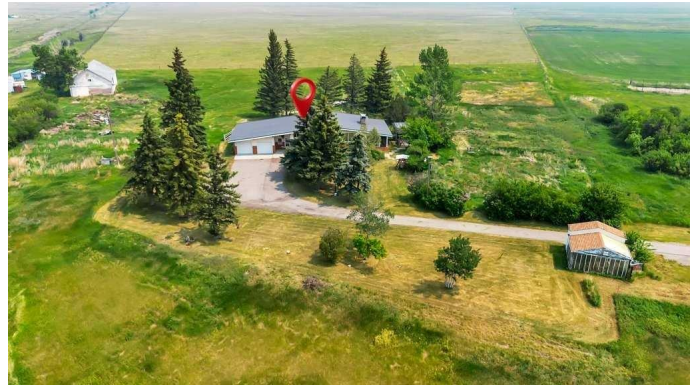
NONE, Rural Wheatland County, Alberta

Located on the east side of Cheadle alongside the ball diamonds and rec center, this nearly 60-acre property offers a rare and highly strategic investment opportunity. With over 3,000 square feet of developed space in a well-maintained, four-bedroom bungalow, this property is ideal for those looking to capitalize on both immediate use and long-term potential.

The home features a spacious floor plan with a breezeway connecting the house to the garage, a main floor laundry room with a sink, and a bright, heated sunroom with a full wall of south-facing windows. Classic wood-burning fireplaces on both the main and lower levels add charm and functionality, while a fully functioning sauna and a metal roof contribute to the home's comfort and durability. Outdoor living is elevated by a beautifully designed outdoor gazebo with a fire pit and evening lighting, creating an ideal setting for entertaining or relaxing under the stars.

Supporting infrastructure on the land includes a two-story barn with electrical service and a workshop area that was previously heated, as well as a greenhouse. The land is flat and usable, with a layout that supports a variety of development visions.

This property is ideally positioned near upcoming economic drivers that will shape the future of Cheadle and the surrounding region. The new CGC drywall manufacturing facility is set to bring over 100 permanent jobs to the



area, and the massive 1,500-acre De Havilland Field aerospace project just west of Cheadle is expected to generate significant economic activity and growth. With its location, scale, and infrastructure, this property represents a one-of-a-kind opportunity to invest in a growing community before the next wave of development hits. Whether you're seeking to develop, subdivide, or hold for future appreciation, this land offers the flexibility and potential to realize your vision. Don't miss this rare opportunity to shape the next chapter of a growing Alberta community.

Built in 1965

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2230917                         |
| Price          | \$1,999,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 1                                |
| Half Baths     | 2                                |
| Square Footage | 1,656                            |
| Acres          | 59.93                            |
| Year Built     | 1965                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 121 Cousin Street      |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T1P 0X8                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 10                     |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Bar, Open Floorplan                                                 |
| Appliances        | Built-In Oven, Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 2                                                                   |
| Fireplaces        | Basement, Living Room, Wood Burning                                 |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Fire Pit, Storage                                                  |
| Lot Description   | Back Yard, Front Yard, Gazebo, Irregular Lot, No Neighbours Behind |
| Roof              | Metal                                                              |
| Construction      | Brick, Metal Siding, Stucco, Wood Frame                            |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 94              |
| Zoning         | AG              |

## Listing Details

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

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