

# \$499,000 - 221006 Range Road 212, Rural Wheatland County

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MLS® #A2248828

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,173 sqft  
Residential on 4.05 Acres

NONE, Rural Wheatland County, Alberta

A beautifully updated 4-bedroom bi-level home on 4 acres, with small hobby tree farm, just a short 35 minutes from Strathmore along Trans Canada Highway. Located near Cluny for nearby amenities and bus service to Wheatland Crossing K-12 school. PARTIAL IRRIGATION RIGHTS available too! Over 2000 sqft of updated developed living space in excellent condition, this home was put on a new (2018) concrete foundation with MANY upgrades and updates:

2018: NEW WELL (20GPM rating per the 2018 report provided) and advanced 1200 gallon septic tank & field, full 4 pc bathroom renovation, new roof, 100A electrical panel, new plumbing throughout, exterior doors & windows, pressure water tank & hot water tank, and new paint.

2021 and 2022: Central AC, new furnace heat exchanger, new gas garage heater, insulated garage doors, washer & dryer, fridge & dishwasher, countertops & backsplash.

This is the perfect homestead property with the ability to drive to Strathmore or Calgary with so much potential to make your lifestyle dreams become reality. The open living room / dining room is flooded with natural light with the windows facing north, west, and south-east, all showing off the breathtaking, beautiful prairie



views all from your living room! The elegant kitchen is a delight to cook and entertain from, with the back deck just a couple steps away. 3 well sized bedrooms, a full 4 pc bath and a primary bedroom en-suite bathroom complete this main floor. The basement will impress you with further updates including newer carpet throughout. In the basement is the large fourth bedroom, a 2pc bathroom, and a secret hidden DEN tucked behind a moving built-in bookshelf – which would be perfect for a small theatre room, private work office, or simply some private storage. From the basement is access to the attached huge 29 x 32 ft heated garage, big enough for two large vehicles plus more.

Built in 1972

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2248828                         |
| Price          | \$499,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 1                                |
| Half Baths     | 2                                |
| Square Footage | 1,173                            |
| Acres          | 4.05                             |
| Year Built     | 1972                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 221006 Range Road 212  |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |

Postal Code T0J0S0

### Amenities

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Crown Molding

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Barbecue, Private Entrance, Private Yard

Lot Description Backs on to Park/Green Space, Few Trees, Open Lot

Roof Asphalt Shingle

Construction Mixed, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed August 14th, 2025

Days on Market 16

Zoning CR

### Listing Details

Listing Office eXp Realty

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