



222081 Range Road 253 Rural Wheatland County Alberta

\$889,000

Welcome to this exceptional 5.36-acre property, perfectly suited for horse enthusiasts, hobby farmers, and those seeking a peaceful rural lifestyle with modern conveniences. Thoughtfully developed and well maintained, this acreage is fully set up and ready to enjoy. The land features post-and-rail perimeter fencing, two fully fenced pastures, a horse shelter, and a 3-stall barn with electricity, complete with a tack and feed storage room. Additional functional outbuildings include a tack/utility shed, insulated chicken coop with run, and a goat shelter with insulated pen, offering versatility for a variety of animals and uses. Outdoor living is enhanced with a brand-new back deck, an insulated seasonal outdoor room, and an outdoor kitchen with gas BBQ line -- ideal for entertaining or relaxing while taking in the views. A fenced garden adds to the self-sufficient lifestyle this property offers. Vehicle and equipment storage is plentiful with a heated oversized double garage, carport, trailer parking, and electric iron entrance gates providing both security and curb appeal. The home includes new washer and dryer, a very good water report, and the added benefit of free K-12 school bussing. This is a rare opportunity to own a fully fenced, move-in ready acreage designed for comfort, function, and country living at its best. (id:6769)

Family room 10.75 Ft x 10.50 Ft
Bedroom 12.67 Ft x 10.58 Ft
4pc Bathroom .00 Ft x .00 Ft
Other 17.25 Ft x 11.50 Ft
Living room 17.25 Ft x 11.67 Ft

Sunroom 16.25 Ft x 14.00 Ft
Primary Bedroom 18.08 Ft x 9.75 Ft
Bedroom 11.25 Ft x 11.25 Ft
Bedroom 7.17 Ft x 22.00 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca