

\$1,199,000 - 242044a Range Road 224, Rural Wheatland County

MLS® #A2250278

\$1,199,000

4 Bedroom, 3.00 Bathroom, 1,924 sqft
Residential on 146.89 Acres

NONE, Rural Wheatland County, Alberta

Lots of opportunity here to make this diamond in the rough come together to once again create a top notch horse training facility! This 146 ACRE property is only a short 10 minute drive East of Strathmore/ 35 minutes East of CALGARY and only 3 miles away from the new K-12 Wheatland Crossing School, and OFFERS 1) 240'X102' INDOOR RIDING ARENA with a tack room, wash rack, 3 piece bathroom, and a small studio apartment. 2) ATTACHED BARN off of the arena with 8 large box stalls, tack room, sheeing area, feed room, and 220 wiring. 3) 1985 built modular bungalow with an addition and an oversized heated double attached garage. 4) A 711ft² A-FRAME with 1 loft bedroom and a 3 piece bathroom/kitchen/living room with a wood stove and in floor heat. 5) EXTENSIVE CORRAL/Paddock SYSTEM with 14 covered turnout pens with waterers, as well as a chicken coop and tool shed. 6) 2 drilled water wells, 3 septic systems, 4 dugouts, a small lake and the Western irrigation canal runs through the property (no water rights). There are nice views and riding paths along the canal and a 1/2 mile private driveway to the buildings that helps insure privacy and livestock/pets security. Work/tlc is required.

Built in 1985

Essential Information



MLS® #	A2250278
Price	\$1,199,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,924
Acres	146.89
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	242044a Range Road 224
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 2G6

Amenities

Utilities	Electricity Available
Parking	Double Garage Attached, Garage Faces Side, Heated Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Canal Access, Lake Front, Navigable Water, Waterfront

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, See Remarks, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Stone
Basement	None

Exterior

Exterior Features	Other, BBQ gas line
Lot Description	Lake, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Piling(s)

Additional Information

Date Listed	August 20th, 2025
Days on Market	93
Zoning	Ag

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

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.