

# \$2,300,000 - 241037 Range Road 241, Rural Wheatland County

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MLS® #A2249685

**\$2,300,000**

4 Bedroom, 3.00 Bathroom, 1,920 sqft  
Residential on 10.75 Acres

NONE, Rural Wheatland County, Alberta

County Lifestyle and Income Potential! This unique 10.75 acre property offers the County Living and Business Opportunity. Nestled among mature trees and minutes from Strathmore, this unique A-frame home features, over 3000 sq.ft of living space, 4 bedroom, 3 bath, spiral staircase, bonus room over looking the living room and private primary suite with built-in dressers and balcony. Main floor offers a spacious kitchen, dining, sunken living room with a rock gas fireplace & wet bar, plus laundry and 2 bedrooms with private decks. A wrap around deck off the kitchen and living room offers extra storage underneath and plenty of space to enjoy the county views & outdoors. The walk-up basement is fully developed with a large rec/games room, flex room, bedroom and plenty of storage space, adding comfort & functionally. Upgrades include, hardy board siding, metal roof, skylights, windows and patio doors. Nicely landscaped yard with underground sprinkler system, mature trees, fruit trees & brushes, garden & fire pit area, chicken/duck coop, shed, pump house, and access to the water canal. 40x80 heated Quonset with mezzanine, designed with versatile in mind, offers 3 bays, in-floor heat front & rear bay, middle bay workshop, workbench, sink with cold water, forced air heat, storage room with shelving and utility room, with plenty of room for tools, supplies



and year round projects. The 12ft garage door provides easy access for large equipment, RVs or recreational vehicles and the mezzanine offers extra storage. Upgrades include metal man door & garage doors. Plus, a 22 panel Solar Power System. Five acres are set up as a Turnkey RV Storage business, accommodating up to 200 units with fencing and separate entrance. Access to the canal water makes irrigation simple. Whether you're seeking a private acreage, retreat close to town, a versatile shop space or a ready to go income property, this Acreage delivers all!

Built in 1977

### **Essential Information**

MLS® #	A2249685
Price	\$2,300,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,920
Acres	10.75
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	241037 Range Road 241
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 2C3

### **Amenities**

Parking	220 Volt Wiring, RV Access/Parking
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## Interior

Interior Features	Built-in Features, Kitchen Island, Natural Woodwork, Skylight(s), Wet Bar
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Balcony, BBQ gas line, Dog Run, Fire Pit, Garden, Storage
Lot Description	Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Landscaped, Treed, Underground Sprinklers, Views
Roof	Metal
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	August 22nd, 2025
Zoning	IG

## Listing Details

Listing Office	RE/MAX Complete Realty
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