

# \$1,050,000 - 233001 Range Road 250, Rural Wheatland County

MLS® #A2172537

**\$1,050,000**

5 Bedroom, 3.00 Bathroom, 1,595 sqft  
Residential on 5.00 Acres

NONE, Rural Wheatland County, Alberta

This property combines the best of both worlds: a tranquil country setting with the convenience of urban living, this home has it all! This Beautiful property offers 5 acres of serene countryside while being just minutes away from local amenities. Perfect for families, hobbyists, or anyone seeking a peaceful lifestyle with the convenience of nearby shops, schools, and restaurants. Getting the kids off to school will be simple, as school bus does pick up and drop off right at your drive way . The open concept living area boasts vaulted ceilings and large windows, filling the space with natural light. You'll love the modern kitchen with stainless steel appliances, Quartz counter tops and a large island perfect for gatherings. You will find 3 bedrooms upstairs which includes a spacious primary with a walk in closet and 3 piece ensuite. Main floor laundry with Maytag washer and dryer will provide convenience and function. Head down to your bright and open basement and enjoy the massive recreation room with ample windows, 2 additional bedrooms and 3 piece bathroom. Outside you will find a large covered deck with dura decking, a fenced garden area with hydrant so watering will be a breeze. This property includes a large shop with 2 oversized doors, 200 amp service, 220 wiring, and a hydrant for water inside. New Home Warranty Includes: Mechanical Systems Coverage 5/23/2025; Building



Envelope Defect 5/23/2028; Structural  
Coverage 5/23/2033.

Built in 2022

### Essential Information

MLS® #	A2172537
Price	\$1,050,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,595
Acres	5.00
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	233001 Range Road 250
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0W9

### Amenities

Utilities	Propane
Parking	220 Volt Wiring, Garage Door Opener, Gravel Driveway, Heated Garage, Oversized, Triple Garage Detached, Workshop in Garage
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), No Smoking Home, Quartz Counters
Appliances	Dryer, Microwave, Refrigerator, Washer, Central Air Conditioner, Dishwasher, Stove(s)

Heating	Forced Air, Propane
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden
Lot Description	Landscaped, Private, Rectangular Lot, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 11th, 2024
Days on Market	153
Zoning	Country Residential

### **Listing Details**

Listing Office	Royal LePage Wildrose Real Estate-Drumheller
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