

# \$699,900 - 271018 Range Road 222a Range, Rural Wheatland County

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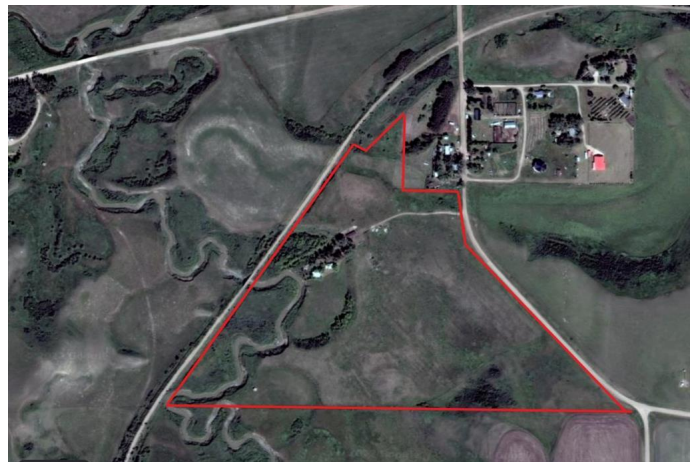
MLS® #A2209761

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,316 sqft  
Residential on 49.20 Acres

NONE, Rural Wheatland County, Alberta

Discover nearly 50 acres of pristine land featuring natural grasses, rolling hills, and a meandering creek—an idyllic retreat just outside Redland. This beautiful acreage offers peace, privacy, and breathtaking blue skies and sunsets. The thoughtfully designed bungalow is built with energy efficiency in mind, including an ICF foundation and in-floor heating. Step outside to an expanded deck—the perfect spot to relax and take in the wildlife and diverse birdlife that frequent the property. Inside, the bright and airy living room boasts vaulted, beamed ceilings and a wall of windows that flood the space with natural light. The open-concept kitchen and dining area offer plenty of cabinetry and space. The primary bedroom is generously sized with a walk-in closet, while a second bedroom and full bath provide comfortable accommodations for guests. A convenient cold room off the back entrance offers excellent storage. The fully developed lower level includes a third bedroom, another full bathroom, and two versatile spaces ideal for a rec room, office, or home gym. Outside, a charming second small house (currently being used for storage) is ideal for converting into a home office, studio, or playhouse. There's also a large fenced garden area and two barns perfect for storage or use as a garage. The home is heated by electric wall heaters and in-floor heat. Natural gas is run to the rear of



the home but not connected. Located near Rosebud and Strathmore, this is a truly special place to call home.

Built in 2004

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2209761                         |
| Price          | \$699,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,316                            |
| Acres          | 49.20                            |
| Year Built     | 2004                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 271018 Range Road 222a Range |
| Subdivision | NONE                         |
| City        | Rural Wheatland County       |
| County      | Wheatland County             |
| Province    | Alberta                      |
| Postal Code | T0J 2R0                      |

### **Amenities**

|              |                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------|
| Utilities    | Cable Connected, Cable Internet Access, Electricity Connected, Natural Gas Available, Phone Available |
| Parking      | RV Garage                                                                                             |
| # of Garages | 2                                                                                                     |
| Waterfront   | Creek                                                                                                 |

### **Interior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Beamed Ceilings |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Water Softener, Window                                        |

|              |                                  |
|--------------|----------------------------------|
|              | Coverings, Water Purifier        |
| Heating      | In Floor, Electric, Space Heater |
| Cooling      | None                             |
| Has Basement | Yes                              |
| Basement     | Finished, Full                   |

## Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                         |
| Lot Description   | Low Maintenance Landscape, Private, Creek/River/Stream/Pond, Many Trees, No Neighbours Behind, Native Plants |
| Roof              | Asphalt Shingle                                                                                              |
| Construction      | Stucco, Wood Frame, ICFs (Insulated Concrete Forms)                                                          |
| Foundation        | ICF Block                                                                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 26              |
| Zoning         | AG              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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