

# \$150,000 - 241026a Range Road 261, Rural Wheatland County

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MLS® #A2247221

**\$150,000**

3 Bedroom, 2.00 Bathroom, 1,228 sqft  
Residential on 9.62 Acres

NONE, Rural Wheatland County, Alberta

Escape the hustle and bustle of the city with this charming mobile home set on 9.62 acres of leased land, just west of Strathmore. Surrounded by mature trees, this 16' wide mobile offers peace and privacy, with plenty of room to enjoy the serene countryside. This well-maintained home is 2x6 construction, beautifully decorated, and ready for you to move in. Featuring three spacious bedrooms, including a primary with a convenient ensuite and walk in closet, and 2nd full bathroom, it's the perfect spot for your families or couples to settle down. The open-concept kitchen and living room create a welcoming space, while the porch off the living room is ideal for relaxing and enjoying the views, and a large deck off the entrance. The property is leased and includes a double garage, two storage sheds, offering plenty of space for outdoor living and storage. With a reliable well and septic system in place, this property provides the rural lifestyle you've been dreaming of, yet is only 10 minutes from Strathmore and 25 minutes from Calgary so you can easily enjoy the best of both worlds. The mobile home is available for purchase, with the option to negotiate the sale of the furniture, making this an easy transition for you. Don't miss out on this affordable and peaceful escape just a short drive from the city!



Built in 2000

## Essential Information

|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2247221                                        |
| Price          | \$150,000                                       |
| Bedrooms       | 3                                               |
| Bathrooms      | 2.00                                            |
| Full Baths     | 2                                               |
| Square Footage | 1,228                                           |
| Acres          | 9.62                                            |
| Year Built     | 2000                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 241026a Range Road 261 |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T1P 0X1                |

## Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 2                                                     |
| Parking        | Double Garage Detached, Driveway, Parking Pad, Leased |
| # of Garages   | 2                                                     |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Open Floorplan, Vaulted Ceiling(s)                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Propane                                                     |
| Cooling           | None                                                                                 |
| Basement          | None                                                                                 |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Other, Private Yard, Fire Pit |
|-------------------|-------------------------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Other           |
| Roof            | Asphalt Shingle |
| Construction    | Vinyl Siding    |
| Foundation      | Piling(s)       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 42               |
| Zoning         | 1                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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