

# \$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 for family gatherings. 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 is already equipped with electricity and gas—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. Additional features include a newer septic tank and field. Natural gas is



connected to the home but not currently in use. 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	Electricity Connected, Phone Available, Cable Connected, Cable Internet Access, Natural Gas Available
Parking	RV Garage
# of Garages	2
Waterfront	Creek

### Interior

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

	Softener, Window Coverings
Heating	In Floor, Electric, Space Heater
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	April 8th, 2025
Days on Market	13
Zoning	AG

## Listing Details

Listing Office	Royal LePage Benchmark
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