

# \$499,900 - 275065 Hwy 840, Rural Wheatland County

MLS® #A2243262

**\$499,900**

5 Bedroom, 2.00 Bathroom, 1,338 sqft

Residential on 21.49 Acres

NONE, Rural Wheatland County, Alberta

Have you dreamt of owning your own acreage? This is your chance to build some sweat equity in a fabulous location. Only minutes to Rosebud, or a 25 min drive to Drumheller, on paved roads the whole way, is this 21.49 acre parcel waiting for someone new to call it home. It's been in the family since the beginning, and many good memories have been made here, but it's time for these owners to say goodbye. The 1338 sq ft bungalow is set up comfortably for acreage life. A massive mudroom complete with laundry team is right inside the door. The kitchen has everything you need but tons of room to update should you wish to! Looking out the living room window, you can watch the kids play in the yard. There is a large deck off of the living room too, as well as 3 bedrooms upstairs and a 4 pce bathroom. The basement features another two bedrooms, rec room and plenty of storage. Outside, there are some buildings that were used for animal shelters, fencing, two wells (one for the house, one for the animals), and views for miles. Bring your ideas as this property is truly a gem, it just needs a little personalization! For those who want to farm as well, please inquire about the potential to purchase more pasture and farm land.

Built in 1965

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2243262                         |
| Price          | \$499,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,338                            |
| Acres          | 21.49                            |
| Year Built     | 1965                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 275065 Hwy 840         |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T0J 2T0                |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | See Remarks              |
| Heating           | Forced Air, Propane      |
| Cooling           | Central Air              |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard, Private Entrance         |
| Lot Description   | Pasture, Gentle Sloping, Native Plants |
| Roof              | Metal                                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 24              |
| Zoning         | AG              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.