

# **\$1,324,900 - 222057/222055 Highway 24, Rural Wheatland County**

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MLS® #A2222836

**\$1,324,900**

6 Bedroom, 4.00 Bathroom, 2,483 sqft  
Residential on 13.06 Acres

NONE, Rural Wheatland County, Alberta

WELCOME to this BEAUTIFUL Property with 2 HOUSES Situated on 13.06 acres of WELL-KEPT Grounds in Wheatland County, consisting of a PRIMARY Residence (3,980.48 Sq Ft of Developed Living Space) and a SECONDARY Bungalow (1,321.85 Sq Ft of Developed Living Space) with a DOUBLE Garage. The TWO Dwellings make it ideal for MULTIGENERATIONAL Living, Guests, or Rental. The Primary Residence has a CHARMING RUSTIC feel with exposed WOOD BEAMS, High Ceilings, and a number of ARCHITECTURAL Details (2019 all TRIPLE PANED windows). There is a 30 x 40' COVERED Deck leading to the SOUTH-Facing Front Entrance, where the foyer is done in SLATE FLOOR TILE, leading to a LARGE Great-Room with HARDWOOD floors, featuring a FLOOR-TO-CEILING Stone Overlay for a WOOD STOVE. This is Topped with a DOUGLAS FIR Mantle. Adjacent is the INTIMATE Dining Room with FRENCH DOORS leading to the West Wide of the Deck. Moving into the Kitchen Area, there is a 2 pc Bathroom, an Eating area, a SECOND Wood Stove, and Sliding Doors leading to a PATIO also on the West Side. The Kitchen itself has SS APPLIANCES, a Gas Stove, Light Colored Cupboards, and a Tile backsplash. Flooring is RUSTIC FLAGSTONE, giving a COUNTRY Atmosphere. The Laundry and Pantry are off the kitchen, AS WELL as a mudroom with a



DUTCH DOOR leading out to a PATIO on the East Side. Upstairs is the PRIMARY Bedroom with 4 pc bath, including a WALK-IN shower and CLAW-FOOT-TUB. A UNIQUE Hammered Iron Railing leads from upstairs down to the basement, where there are 2 LARGE Bedrooms, a 3 pc Bathroom, 2 Storage Rooms, and 2 Utility Rooms. There is IN-FLOOR heating as well in the Basement. The lawns are WELL KEPT with a Number of Flowering Trees and Shrubs, a Pond, and a LARGE GARDEN Space, also a DOG KENNEL. The SECONDARY Bungalow has a LARGE Kitchen, a Living Room with HARDWOOD Floor, 3 Bedrooms, a 3 pc Bathroom, and a DEN with Sliding Patio Doors to a Deck. The Basement is unfinished but has a LAUNDRY ROOM and 2 LARGE Storage Rooms. There is a detached DOUBLE GARAGE and several Flowering Trees and Shrubs. There are 2 BRAND-NEW SEPTIC (May 2025) for both houses. The rest of the property INCLUDES VARIOUS OUTBUILDINGS, including a Large Shop with 200 amp Service, Barns, Grain Bins, Horse Shelters, and Pasture. BOOK your showing TODAY!

Built in 1980

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222836    |
| Price          | \$1,324,900 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,483       |
| Acres          | 13.06       |
| Year Built     | 1980        |
| Type           | Residential |

|          |   |
|----------|---|
| Sub-Type | Detached                                  |
| Style    | Acreage with Residence, 1 and Half Storey |
| Status   | Active                                    |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 222057/222055 Highway 24 |
| Subdivision | NONE                     |
| City        | Rural Wheatland County   |
| County      | Wheatland County         |
| Province    | Alberta                  |
| Postal Code | T0J 0M0                  |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Propane |
| Parking Spaces | 20   |
| Parking        | Additional Parking, Double Garage Detached, RV Access/Parking, 220 Volt Wiring, Oversized, Paved         |
| # of Garages   | 8  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Soaking Tub, Storage, Vaulted Ceiling(s), Track Lighting  |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Portable Dishwasher, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Water Softener, Window Coverings, Gas Oven |
| Heating           | Forced Air, Natural Gas, Other, Propane, Wood  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Living Room, Wood Burning Stove, Decorative, Dining Room, EPA Certified Wood Stove, Free Standing  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance, Private Yard, Storage, Rain Barrel/Cistern(s)              |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private, Views |
| Roof              | Asphalt Shingle   |

|              |                      |
|--------------|----------------------|
| Construction | Concrete, Wood Frame |
| Foundation   | Poured Concrete      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 45             |
| Zoning         | AG             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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