

# \$1,999,000 - 121 Cousin Street, Rural Wheatland County

MLS® #A2230917

**\$1,999,000**

4 Bedroom, 3.00 Bathroom, 1,656 sqft  
Residential on 59.93 Acres

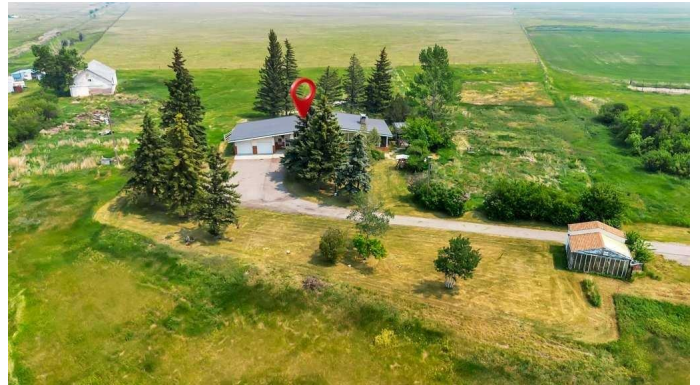
NONE, Rural Wheatland County, Alberta

Located on the east side of Cheadle alongside the ball diamonds and rec center, this nearly 60-acre property offers a rare and highly strategic investment opportunity. With over 3,000 square feet of developed space in a well-maintained, four-bedroom bungalow, this property is ideal for those looking to capitalize on both immediate use and long-term potential.

The home features a spacious floor plan with a breezeway connecting the house to the garage, a main floor laundry room with a sink, and a bright, heated sunroom with a full wall of south-facing windows. Classic wood-burning fireplaces on both the main and lower levels add charm and functionality, while a fully functioning sauna and a metal roof contribute to the home's comfort and durability. Outdoor living is elevated by a beautifully designed outdoor gazebo with a fire pit and evening lighting, creating an ideal setting for entertaining or relaxing under the stars.

Supporting infrastructure on the land includes a two-story barn with electrical service and a workshop area that was previously heated, as well as a greenhouse. The land is flat and usable, with a layout that supports a variety of development visions.

This property is ideally positioned near upcoming economic drivers that will shape the future of Cheadle and the surrounding region. The new CGC drywall manufacturing facility is set to bring over 100 permanent jobs to the



area, and the massive 1,500-acre De Havilland Field aerospace project just west of Cheadle is expected to generate significant economic activity and growth. With its location, scale, and infrastructure, this property represents a one-of-a-kind opportunity to invest in a growing community before the next wave of development hits. Whether you're seeking to develop, subdivide, or hold for future appreciation, this land offers the flexibility and potential to realize your vision. Don't miss this rare opportunity to shape the next chapter of a growing Alberta community.

Built in 1965

### Essential Information

MLS® #	A2230917
Price	\$1,999,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,656
Acres	59.93
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	121 Cousin Street
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0X8

### Amenities

Parking Spaces	10
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Front Yard, Gazebo, Irregular Lot, No Neighbours Behind
Roof	Metal
Construction	Brick, Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 15th, 2025
Days on Market	2
Zoning	AG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.