

# \$698,500 - 234082 Rge Rd 264, Rural Wheatland County

MLS® #A2241662

**\$698,500**

3 Bedroom, 2.00 Bathroom, 1,152 sqft  
Residential on 15.34 Acres

NONE, Rural Wheatland County, Alberta

Rare opportunity to own over 15 acres of flat land in Wheatland County. This property features a three Bedroom 16' x 72' Mobile Home with central Air Conditioning, Forced Air Furnace and recent Shingles. A spacious 60' enclosed Porch has screened Windows with removable framed plastic inserts, perfect for relaxation and entertainment provides a convenient outdoor space. Three Sheds are included. This Property is located on Rge. Rd. 264, making it an ideal spot to build your Dream Home. The existing Mobile Home offers a convenient place to stay while you "plan and build". Only 25 Minutes to Calgary City Limits via Glenmore Trail and Highway #1.

Built in 1988



## Essential Information

|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2241662                                        |
| Price          | \$698,500                                       |
| Bedrooms       | 3                                               |
| Bathrooms      | 2.00                                            |
| Full Baths     | 2                                               |
| Square Footage | 1,152                                           |
| Acres          | 15.34                                           |
| Year Built     | 1988                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 234082 Rge Rd 264      |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T1P 0X4                |

## Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 10                            |
| Parking        | Off Street, RV Access/Parking |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer |
| Heating           | Natural Gas, Central                                                        |
| Cooling           | Central Air                                                                 |
| Basement          | None                                                                        |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Storage, Dog Run           |
| Lot Description   | See Remarks, Other         |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Metal Siding |
| Foundation        | None                       |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | July 23rd, 2025           |
| Days on Market | 25                        |
| Zoning         | AG Agriculture General Mu |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | PFOB Real Estate Ltd. |
|----------------|-----------------------|

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