

230054 Range Road 255  
Rural Wheatland County, Alberta

MLS # A2260363

**\$589,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,054 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.01 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Many Trees, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	6-23-25-W4
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

Set on a three-acre parcel, this fully developed traditional bungalow offers privacy, versatility, and room to expand. The home features stainless steel Whirlpool appliances and a functional layout ideal for everyday living. A double-detached garage is connected to the house by a breezeway that also serves as a practical mudroom. The main level includes two bedrooms and convenient main-floor laundry, while the fully developed basement provides a large family room—perfect for gatherings or quiet evenings at home. Outside, enjoy a tree-lined backyard, a storage shed, and open space with ample room to build a shop. Conveniently located with easy access to Highway 24 and Highway 901 for commuters to the city and surrounding areas. Quick possession available.