

# \$150,000 - 241026a Range Road 261, Rural Wheatland County

MLS® #A2247221

**\$150,000**

3 Bedroom, 2.00 Bathroom, 1,228 sqft  
Residential on 9.62 Acres

NONE, Rural Wheatland County, Alberta

Escape the hustle and bustle of the city with this charming mobile home set on 9.62 acres of leased land, just west of Strathmore. Surrounded by mature trees, this 16' wide mobile offers peace and privacy, with plenty of room to enjoy the serene countryside. This well-maintained home is 2x6 construction, beautifully decorated, and ready for you to move in. Featuring three spacious bedrooms, including a primary with a convenient ensuite and walk in closet, and 2nd full bathroom, it's the perfect spot for your families or couples to settle down. The open-concept kitchen and living room create a welcoming space, while the porch off the living room is ideal for relaxing and enjoying the views, and a large deck off the entrance. The property is leased and includes a double garage, two storage sheds, offering plenty of space for outdoor living and storage. With a reliable well and septic system in place, this property provides the rural lifestyle you've been dreaming of, yet is only 10 minutes from Strathmore and 25 minutes from Calgary so you can easily enjoy the best of both worlds. The mobile home is available for purchase, with the option to negotiate the sale of the furniture, making this an easy transition for you. Don't miss out on this affordable and peaceful escape just a short drive from the city!



Built in 2000

## Essential Information

MLS® #	A2247221
Price	\$150,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,228
Acres	9.62
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

## Community Information

Address	241026a Range Road 261
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0X1

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Driveway, Leased, Parking Pad
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Propane
Cooling	None
Basement	None

## Exterior

Exterior Features	Fire Pit, Other, Private Yard
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Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	53
Zoning	1

### **Listing Details**

Listing Office	RE/MAX Key
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