

# \$440,000 - Twp 222 & Rr 264, Rural Wheatland County

MLS® #A2210551

**\$440,000**

0 Bedroom, 0.00 Bathroom,  
Land on 8.43 Acres

NONE, Rural Wheatland County, Alberta

Discover the perfect canvas for your dream home on this 8.43 acre parcel. with mountain views and frames by mature trees that offer both beauty & privacy. This expansive, fully fenced lot provides ample room to bring your vision to life with the potential to design a custom, walk-out home that captures the surrounding natural beauty. Bordering the property is a creek (Western Irrigation District-WID) ensuring lush landscapes and endless possibilities for gardening or small scale agriculture. Imagine waking up to panoramic views & enjoying the peace of country living with convenient access to nearby amenities. Carseland is only a few minutes away and Calgary a short 20 minute commute. Highlighting the growth & future potential of the area, the property benefits from proximity to the up-and-coming commercial developments poised to bring new jobs, energy & attractions to the community -- De'Havilland Manufacturing close to Cheadle, CGC (Canadian Gypsum Company) & Goldfinch Industrial Park by Carseland and a Pea processing Facility. With a forward looking vision for economic growth these developments will add value to this location. Seller would consider seller financing for a short term. Power & Gas at the property line.



## Essential Information

MLS® #

A2210551

Price	\$440,000
Bathrooms	0.00
Acres	8.43
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	Twp 222 & Rr 264
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T0J 0M0

### Additional Information

Date Listed	April 10th, 2025
Days on Market	11
Zoning	AG

### Listing Details

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

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