

# \$799,900 - Township Rd 215, Rural Wheatland County

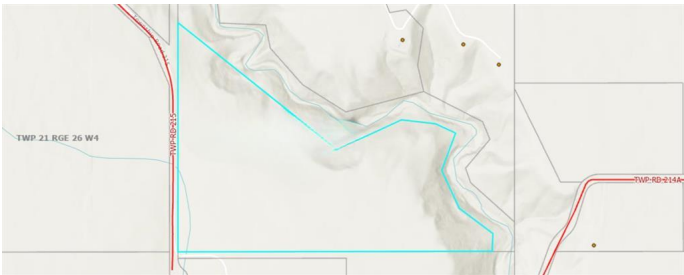
MLS® #A2244795

**\$799,900**

0 Bedroom, 0.00 Bathroom,  
Land on 58.96 Acres

NONE, Rural Wheatland County, Alberta

Endless possibilities await with this 58.96-acre parcel in Wheatland County! Featuring gently rolling terrain, gorgeous valley views, scenic coulees & wide-open spaces, this versatile property is perfect for building your dream acreage, starting a hobby farm, or creating a private recreational retreat. Ideally located just minutes from Carseland & a short drive to Strathmore or Calgary, it offers the perfect balance of rural tranquility & convenient access to nearby amenities. Future subdivision potential (subject to county approvals) makes this a fantastic investment. Approximately 40 acres consist of native unbroken prairie wool that is currently hayed, providing a unique opportunity to maintain the natural ecosystem while producing quality forage. Don't miss this rare opportunity to own nearly 60 acres in a prime location – book your showing today!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2244795         |
| Price     | \$799,900        |
| Bathrooms | 0.00             |
| Acres     | 58.96            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|         |                 |
|---------|-----------------|
| Address | Township Rd 215 |
|---------|-----------------|

|             |                        |
|-------------|------------------------|
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T0J 0M0                |

### Exterior

|                 |             |
|-----------------|-------------|
| Lot Description | See Remarks |
|-----------------|-------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 53               |
| Zoning         | T0J 0M0          |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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