

\$1,900,000 - 241064 Range Road 263, Rural Wheatland County

MLS® #E4461240

\$1,900,000

4 Bedroom, 4.50 Bathroom, 3,500 sqft

Rural on 49.96 Acres

None, Rural Wheatland County, AB

Unreserved Auction Alert: Auction on Oct 21/25 bidding opens Oct 16 - List price is 3rd party appraisal valuation only & no bearing on final price or value. Take advantage of a rare opportunity to acquire premium development land strategically positioned just 15 minutes east of Calgary in Strathmore, Alberta. This shovel-ready property directly offsets the highly anticipated De Havilland Field development and offers exceptional access, services, and development potential. The site boasts $\frac{1}{2}$ mile of direct Hwy 1 frontage and $\frac{1}{2}$ mile of RR 263 frontage, ensuring maximum visibility & connectivity for future commercial or light industrial operations. This property offers a unique opportunity to capitalize on early-mover advantage next to a transformative industrial development. With servicing, permitting, and engineering groundwork already in place, developers can fast-track timelines and unlock substantial potential. Currently zoned agricultural, there is also a 1982 blt, 3394 $\pm$ sq ft home w/ (5) bdrm, (4) bth.

Built in 1982

Essential Information

MLS® #

E4461240



Price	\$1,900,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,500
Acres	49.96
Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	241064 Range Road 263
Area	Rural Wheatland County
Subdivision	None
City	Rural Wheatland County
County	ALBERTA
Province	AB
Postal Code	T1P 0R8

Amenities

Features	Deck
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed October 5th, 2025

Days on Market 24

Zoning Zone RUR5

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Listing information last updated on October 29th, 2025 at 4:47am MDT