

\$2,590,000 - 244082 817, Rural Wheatland County

MLS® #A2271399

\$2,590,000

0 Bedroom, 0.00 Bathroom,
Land on 74.00 Acres

NONE, Rural Wheatland County, Alberta

74 acres of flat land zoned Rural Business. This great opportunity has direct highway access and sits on the tip of the Town of Strathmore annexed land. There is a WID tap and valve plus independent power on the property with it's own meter. Countless opportunities to build a business so close to town with major road access to Highway # 1 leading East and West as well as Highway #564 which leads West into the North side of Calgary both directly connecting to the Stoney Trail transportation corridor. The property next door is also zoned Rural Business and currently has approved uses for Garden Market, an outdoor cafe with it's commercial kitchen and is set up as a renowned Wedding Venue. Rural Business has permitted uses for accessory buildings, residential construction of a primary residence with the option for two residences, farm buildings, private greenhouse, agricultural processing and WECS. Discretionary uses include agri-tourism, alchohol production, animal services, auction mart, bed and breakfast, cannabis cultivation, contractor services, equestrian centre, entertainment venue, farm gate sales, public greenhouses, lodging facility, outdoor cafe, veterinary clinic and more. Applications for uses are submitted to the County of Wheatland for approval. This 74 acre parcel still has two more allowable subdivisions within it. With access to water, fabulous transportation corridors and Rural Business Zoning already in place, the



opportunities are endless.

Essential Information

MLS® #	A2271399
Price	\$2,590,000
Bathrooms	0.00
Acres	74.00
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	244082 817
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0H8

Exterior

Lot Description	Treed, Meadow, No Neighbours Behind, Native Plants, Pasture
-----------------	---

Additional Information

Date Listed	November 18th, 2025
Zoning	RB

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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