

**255037B Highway 21  
Rural Wheatland County, Alberta****MLS # A2278488****\$218,000****Division:** NONE**Lot Size:** 2.67 Acres**Lot Feat:** -**By Town:** Strathmore**LLD:** 35-25-24-W4**Zoning:** 50**Water:** Well**Sewer:** -**Utilities:** -

Imagine waking up to wide-open skies and the quiet of the prairies, just 16 minutes from Strathmore and pavement all the way. This 2.67-acre land parcel in Wheatland County offers room to breathe, grow, and create the life you've been dreaming about. With a gentle slope, this versatile country residential zoned land has mature trees on the south and east borders—perfect for privacy and shelter. There's a drilled well ready for your use, with power and natural gas nearby. With no building commitment, you can design at your own pace—whether it's a cozy country home, manufactured home, or a barn-dominium and space for a few horses or goats. This is your chance to own a slice of Alberta prairie. By appointment only, do not enter onto the property.