\$1,999,000 - 121 Cousin Street, Rural Wheatland County

MLS® #A2230917

\$1,999,000

4 Bedroom, 3.00 Bathroom, 1,656 sqft Residential on 59.93 Acres

NONE, Rural Wheatland County, Alberta

Located on the east side of Cheadle alongside the ball diamonds and rec center, this nearly 60-acre property offers a rare and highly strategic investment opportunity. With over 3,000 square feet of developed space in a well-maintained, four-bedroom bungalow, this property is ideal for those looking to capitalize on both immediate use and long-term potential.

The home features a spacious floor plan with a breezeway connecting the house to the garage, a main floor laundry room with a sink, and a bright, heated sunroom with a full wall of south-facing windows. Classic wood-burning fireplaces on both the main and lower levels add charm and functionality, while a fully functioning sauna and a metal roof contribute to the home's comfort and durability. Outdoor living is elevated by a beautifully designed outdoor gazebo with a fire pit and evening lighting, creating an ideal setting for entertaining or relaxing under the stars.

Supporting infrastructure on the land includes a two-story barn with electrical service and a workshop area that was previously heated, as well as a greenhouse. The land is flat and usable, with a layout that supports a variety of development visions.

This property is ideally positioned near upcoming economic drivers that will shape the future of Cheadle and the surrounding region. The new CGC drywall manufacturing facility is set to bring over 100 permanent jobs to the







area, and the massive 1,500-acre De Havilland Field aerospace project just west of Cheadle is expected to generate significant economic activity and growth.

With its location, scale, and infrastructure, this property represents a one-of-a-kind opportunity to invest in a growing community before the next wave of development hits.

Whether you're seeking to develop, subdivide, or hold for future appreciation, this land offers the flexibility and potential to realize your vision. Don't miss this rare opportunity to shape the next chapter of a growing Alberta community.

Built in 1965

Essential Information

MLS® # A2230917 Price \$1,999,000

Bedrooms 4

Bathrooms 3.00

Full Baths 1
Half Baths 2

Square Footage 1,656 Acres 59.93 Year Built 1965

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 121 Cousin Street

Subdivision NONE

City Rural Wheatland County

County Wheatland County

Province Alberta
Postal Code T1P 0X8

Amenities

Parking Spaces 10

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Bar, Open Floorplan

Appliances Built-In Oven, Dishwasher, Electric Stove, Range Hood, Refrigerator

Heating Forced Air

Cooling None
Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Storage

Lot Description Back Yard, Front Yard, Gazebo, Irregular Lot, No Neighbours Behind

Roof Metal

Construction Brick, Metal Siding, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 15th, 2025

Days on Market 141
Zoning AG

Listing Details

Listing Office RE/MAX Key

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