

# \$552,000 - 254036 Range Road 245, Nightingale

MLS® #A2239809

**\$552,000**

2 Bedroom, 1.00 Bathroom, 1,139 sqft

Residential on 0.54 Acres

NONE, Nightingale, Alberta

If your looking for a simpler lifestyle this half acre with cozy 2 bedroom, 1 full bathroom bungalow home on a partially developed basement could be yours! There is also a 500 square foot heated detached garage offers a perfect workshop space and parking. Bring your RV and toys. Located about 40 minutes east of Calgary on Hwy 564 or 10 minutes northeast of Strathmore(Pavement all the way) in the hamlet of Nightingale. Nightingale was founded on ready-made 80 acre farms in 1910 habited by cowboys, and ranchers seeking rangeland for large herds of cattle. Today Nightingale has population of about 37 and is known for its Nightingale Community Hall where you'll find numerous markets, family weddings, and community minded events hosted. The yard embodies mature landscaping giving ample privacy along with a large covered deck, good sized planted garden full of veggies, fruit bushes and trees. The home has been well maintained and is situated on a full height basement that is framed/insulated with subfloor. There is something special about wood stove heat in the winter(complete with full woodshed included) you get to enjoy that here. New septic tank in 2024. Plenty of good water, drilled well produces 15 GPM. Lots of room with the storage sheds included and your very own chicken coop with chickens included, mmm fresh organic eggs. A must see property to appreciate!



Built in 1920

### Essential Information

MLS® #	A2239809
Price	\$552,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,139
Acres	0.54
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	254036 Range Road 245
Subdivision	NONE
City	Nightingale
County	Wheatland County
Province	Alberta
Postal Code	T1p 0l2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Wood Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove, Circulating, Free Standing

Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	60
Zoning	HRGÂ Hamlet

## Listing Details

Listing Office	RE/MAX Key
----------------	------------

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.