# \$514,900 - 254036 Range Road 245, Nightingale

MLS® #A2239809

# \$514,900

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 2 bedroom, 1 full bathroom character 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 40 minutes east of north 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 vard 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!







### **Essential Information**

MLS® # A2239809 Price \$514,900

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, RV Access/Parking,

Heated Garage, Insulated

# 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, Circulating, Free Standing, Wood Burning Stove

Has Basement Yes
Basement Full

#### **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 112

Zoning HRGÂ Hamlet

# **Listing Details**

Listing Office RE/MAX Key

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