

\$494,000 - 254032 Range Road 245, Nightingale

MLS® #A2258269

\$494,000

3 Bedroom, 2.00 Bathroom, 1,219 sqft
Residential on 0.82 Acres

NONE, Nightingale, Alberta

Welcome to 254032 Range Road 245 in the quiet community of Nightingale – the perfect blend of acreage living without the overwhelming upkeep. This well-maintained 1,218 sq. ft. manufactured home, built in 1999, sits on a beautifully landscaped and private 0.82-acre lot overlooking the peaceful prairie fields. Inside, pride of ownership shines with fresh paint, new flooring, and updated baseboards throughout. The open-concept layout offers a spacious living area, bright kitchen, and dining space – ideal for everyday living and entertaining. With 3 bedrooms and 2 full bathrooms, including a primary retreat complete with a walk-in closet and ensuite, this home is designed for comfort and function. Step outside and enjoy the stunning yard – a private oasis where you can relax, garden, or simply take in the views. The detached double garage (27' x 25') provides plenty of room for vehicles, toys, and storage. Recent well and septic inspections add peace of mind for the next owners. Don't let the driveway fool you – once you pass through the gate, you'll discover a hidden gem where country charm meets convenience.

Built in 1999

Essential Information

MLS® #	A2258269
Price	\$494,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,219
Acres	0.82
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	254032 Range Road 245
Subdivision	NONE
City	Nightingale
County	Wheatland County
Province	Alberta
Postal Code	T1P 0L2

Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Detached, Gravel Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Landscaped, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block, None

Additional Information

Date Listed	September 24th, 2025
Days on Market	8
Zoning	HRG Hamlet

Listing Details

Listing Office	CIR Realty
----------------	------------

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