



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**241054 RANGE ROAD 260 , Rural Wheatland County T1P 0Y6**

MLS® #: **A2071022**

Area: **NONE**

Listing Date: **08/03/23**

List Price: **\$1,999,950**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Wheatland  
County**

Finished Floor Area

Abv Sqft: **1,555**

Low Sqft:

Ttl Sqft: **1,555**

Year Built:

**1984**

Lot Information

Lot Sz Ar:

**2,624,490 sqft**

Lot Shape:

DOM

**290**

Layout

Beds: **5 (2 3 )**

Baths: **3.0 (3 0)**

Style: **Acreage with  
Residence,Bungalow**

Parking

Ttl Park: **15**

Garage Sz:

Access:

Lot Feat:

**Back Yard,Creek/River/Stream/Pond,Farm,Front Yard,Lawn,No Neighbours Behind,Irregular  
Lot,Landscaped,Meadow,Native Plants,Pasture,Private,Sloped,Treed,Views,Wetlands**

Park Feat:

**Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Cedar Shake**

Heating: **Boiler,In Floor,Fireplace(s),Forced Air,Wood  
Stove**

Sewer:

Ext Feat: **Fire Pit,Gray Water System,Private Yard,RV  
Hookup,Storage**

Construction:

**Cedar,Wood Frame**

Flooring:

**Ceramic Tile,Hardwood,Laminate,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Built-In Oven,Dishwasher,Electric Cooktop,Electric Stove,Electric Water Heater,Garburator,Gas Water Heater,Microwave,Oven-Built-  
In,Refrigerator,Washer/Dryer**

Int Feat:

**Beamed Ceilings,Ceiling Fan(s),Central Vacuum,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed  
Lighting,Suspended Ceiling,Walk-In Closet(s),Wet Bar,Wood Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 12`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`9" x 7`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`9" x 6`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`1" x 11`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 11`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`10" x 10`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>10`4" x 9`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>17`6" x 9`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`10" x 19`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`0" x 5`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`7" x 10`8"</b>
<b>Family Room</b>	<b>Basement</b>	<b>18`4" x 18`8"</b>

Kitchen	Basement	12`1" x 18`1"	Furnace/Utility Room	Basement	9`11" x 10`3"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	AG1
Legal Desc:	

	Remarks
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Pub Rmks:	<p>For additional information, please click on Brochure button below. Potential To Subdivide or Redesignate to commercial or maintain Agriculture status (subject to municipality approval). Amazing location with tremendous opportunity for commercial development, subdivision or holding property and keep as Agricultural. Within the Wheatland County west Highway 1 area structure plan. Located just west of Strathmore and 30 minutes to Calgary. Only 1/2 km off of Highway 1. Currently runs as a horse and cattle ranch with 55 acres of grazing land with a creek running through the coulee and a dugout it has shelters, corrals, fenced and cross fenced, hay field, native grass and approximately 900 sq ft 5 stall barn with water hydrant. The home is an upgraded raised bungalow with a walkout basement with in-floor heating and wood stove on lower level, plus 3 bedrooms, 4-piece bathroom and family room. House has nearly 3000 sq ft of fully developed and usable living space. Main level is open concept kitchen. Dining room and living room with 2 bedrooms, a 4-piece bathroom and a 5-piece ensuite with a walk-in closet in Master. Huge decks of north south and east sides. Much more such as mountain views, incredible sunsets and a treed yard. Some renovations were started but not totally completed, still in process. Great water well 9 gpm, newer septic tank, hot water tank, pressure tank and boiler tank. Sold as is where is.</p>
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Inclusions:	n/a
Property Listed By:	Easy List Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













