



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**242044A RANGE ROAD 224 , Rural Wheatland County T1P 2G6**

MLS® #: **A2072751**

Area: **NONE**

Listing Date: **08/10/23**

List Price: **\$1,450,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Wheatland County**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **6,398,092 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **711**  
Low Sqft:  
Ttl Sqft: **711**

DOM

**283**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **A-Frame,Acreage with Residence**

Parking

Ttl Park: **10**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Brush,Corners Marked,Creek/River/Stream/Pond,Dog Run Fenced In,Farm,Few Trees,Lake,Front Yard,Lawn,Garden,Gentle Sloping,No Neighbours Behind,Square Shaped Lot,Many Trees,Meadow,Native Plants,Yard Drainage,Yard Lights,Pasture,Private,Rolling Slope,Secluded,Sloped,Sloped Down,Subdivided,Views,Waterfront,Wetlands,Wooded**

Park Feat: **Off Street,RV Access/Parking**

Utilities and Features

Roof: **Metal**  
Heating: **Boiler,In Floor,Electric,Exhaust Fan,Hot Water,Wood,Wood Stove**

Sewer:  
Ext Feat: **Barbecue,Covered Courtyard,Dog Run,Fire Pit,Garden,Gas Grill,Gray Water System,Kennel,Lighting,Private Entrance,Private Yard,Rain Barrel/Cistern(s),Storage**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Stove(s),Tankless Water Heater,Washer/Dryer,Washer/Dryer Stacked,Water Purifier,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,Laminate Counters,No Smoking Home,Open Floorplan,Recessed Lighting,Separate Entrance,Sump Pump(s),Tankless Hot Water,Track Lighting,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Construction: **Vinyl Siding**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Slab**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 12`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`0" x 10`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`4" x 13`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>9`4" x 10`6"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**AG1**

Remarks

Pub Rmks: **For additional information, please click on Brochure button below. 147 Acre Horse Property with 102'x240' Indoor Arena, east of Calgary. It has 3 residences: Primary home is 711 sq ft A-frame with loft, a 1924 sq ft bungalow and an apartment in the arena. The property is fenced and cross-fenced and very secluded with it's 1/2 mile driveway. Gorgeous views and miles of beautiful riding paths along the irrigation canal. The property borders a small lake, has 4 dugouts and two good producing water wells (6 and 10 gpm)]. 102' X 240' Goodon Indoor arena, built in 2006 - the riding area is 80' x 240' with ground suitable for Reining; it has a 22' x 240' lean-to on one side which has a tack area, wash rack, office, 3-piece bathroom with room for full sized washer/dryer and apartment. A 40' x 80' insulated barn on the west side of the indoor arena via a breezeway with 3 large foaling box stalls and 5 regular sized box stalls along with feed room with water and 12 x 20 tack room. A further 12 x 168 open faced pole shed with a steel corral system extending from it with 7 auto waterers making this into 14 additional outside covered pens. An outdoor arena of 150 x 300; several large paddocks and 3 more auto waterers. Lots of dog kennels, including approx 40' x 40' x 6'H chain link run and a 7' x 14' x 8'H insulated & heated dog house. The new K-12 Wheatland Crossing school is less than 3 miles away. Sold as is.**

Inclusions: **3 electric stoves, 4 refrigerators, 3 dishwashers, 2 washers, 2 dryers, microwave hood fan, hood fan, ceiling fans, water treatment system, sub pumps, 2 wood stoves, all metal gates.**

Property Listed By: **Easy List Realty**

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





















