



THE
A-TEAM

**RE/MAX
FIRST**

1 MAIN Street, Rural Wheatland County T0J 2T0

MLS® #: **A2104004**

Area: **NONE**

Listing Date: **01/31/24**

List Price: **\$498,900**

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: **4,081**

Year Built:

2011

Low Sqft:

Ttl Sqft: **4,081**

Lot Information

Lot Sz Ar:

98,010 sqft

Lot Shape:

DOM

108

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **2 and Half
Storey, Acreage with
Residence**

Parking

Ttl Park: **0**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Other

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor Roughed-In, Forced Air, Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Silent Floor Joists, Wood Frame, Wood Siding

Flooring:

Concrete, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

None

Int Feat:

Vaulted Ceiling(s)

Utilities:

Room Information

Room

3pc Bathroom

Bedroom

Laundry

Kitchen

Level

Main

Second

Second

Main

Dimensions

0`0" x 0`0"

17`0" x 13`5"

7`2" x 5`8"

17`10" x 13`10"

Room

Bedroom - Primary

Loft

Living Room

Eat in Kitchen

Level

Second

Second

Main

Main

Dimensions

14`5" x 16`6"

15`0" x 17`0"

24`11" x 22`0"

17`10" x 10`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1634BC

Zoning:
110R

Remarks

Pub Rmks:

Amazing opportunity for the savvy buyer!! Total sq ft is 4,393 of potential family living!! Located in the Hamlet of Redland offering peaceful and tranquil surroundings. Only 20 minutes from Drumheller. Elementary and junior high schools in Carbon. This property is made up of 20 residential lots that total 2.256 acres. The current construction is 65% complete and is sold "as is-where is" This is a great Handyman opportunity to realize your dream home as an end product. New roof 2022. Municipal water is available to the property line.

Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Central)

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





