



THE
A-TEAM

**RE/MAX
FIRST**

271018 RANGE ROAD 222A Range, Rural Wheatland County T0J 2R0

MLS® #: **A2110226**

Area: **NONE**

Listing Date: **02/26/24**

List Price: **\$699,900**

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: **1960**
Lot Information
Lot Sz Ar: **2,143,152 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,316**
Low Sqft:
Ttl Sqft: **1,316**

DOM

83
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
Garage Sz: **2**

Access:
Lot Feat: **Creek/River/Stream/Pond,Low Maintenance Landscape,No Neighbours Behind,Many Trees,Native Plants,Private**
Park Feat: **RV Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Electric,Forced Air**
Sewer: **Septic Tank**
Ext Feat: **Garden,Private Yard**

Construction: **ICFs (Insulated Concrete Forms),Stucco,Wood Frame**
Flooring: **Vinyl**
Water Source: **Well**
Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings**
Int Feat: **Beamed Ceilings,Chandelier,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**
Utilities: **Cable Internet Access,Cable Connected,Electricity Connected,Natural Gas Available,Phone Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`7" x 13`3"	3pc Bathroom	Lower	0`0" x 0`0"
Kitchen With Eating Area	Main	9`7" x 19`2"	Living Room	Main	15`0" x 19`2"
Bedroom	Main	13`2" x 9`2"	Family Room	Main	15`11" x 12`8"

Game Room Bedroom	Lower Lower	24`7" x 8`1" 11`8" x 9`6"	4pc Bathroom	Upper	0`0" x 0`0"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: AG			
Legal Desc:		Remarks			
Pub Rmks:		<p>You will enjoy close to 50 acres of unspoiled land filled with natural grass, rolling hills and a meandering creek. A beautiful acreage just on the outskirts of Redland. Enjoy peace and quiet and incredible blue sky and sunsets. The bungalow was designed to be very energy efficient with everything from ICF foundation to in floor heating. You will enjoy the expanded deck, a great place to sit and watch the wildlife and many bird species. Inside you will find a bright living room with a wall of windows and vaulted, beamed ceilings. The living room leads in to the kitchen/ dining room which has plenty of cupboards and good space for your dining table. The primary bedroom is spacious with a good sized walk in closet. A second bedroom and full bath complete this level, plus a cold room off the back entrance for all your storage needs. The lower level is complete with another bedroom and full bath and two recreation room/office/gym spaces. Outside you will find a second small house that has electricity and gas so could easily have a heater installed for a nice office/mancave/playroom. There is a large fenced area for a garden and then two barns that could be used for storage or a garage. A new septic tank and field was installed 5 years ago. Gas is run to the home but not currently being used. This property will have access to the town water if negotiations with Wheatland County and Wheatland Regional Corporation (WRC) finalize A beautiful place close to Rosebud and Strathmore.</p>			
Inclusions: Property Listed By:		N/A Royal LePage Benchmark			

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











