



THE
A-TEAM

**RE/MAX
FIRST**

221006 RANGE ROAD 212 , Rural Wheatland County T0J0B9

MLS®#: **A2113928**

Area: **NONE**

Listing Date: **03/11/24**

List Price: **\$549,900**

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: **1,213**

Low Sqft:

Ttl Sqft: **1,213**

Year Built:

1972

Lot Information

Lot Sz Ar:

176,418 sqft

Lot Shape:

DOM

69

Layout

Beds:

4 (3 1)

Baths:

2.0 (1 2)

Style:

**Acreage with
Residence,Bi-Level**

Parking

Ttl Park:

0

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Farm,Fruit Trees/Shrub(s),Few Trees,Private
Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Forced Air,Natural Gas**

Sewer: **Septic Field**

Ext Feat: **Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum,Tile

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

2pc Bathroom

Main

4`7" x 5`1"

Bedroom

Main

12`5" x 9`11"

Bedroom - Primary

Main

12`6" x 12`2"

Kitchen

Main

12`5" x 18`6"

2pc Bathroom

Basement

6`7" x 7`9"

Office

Basement

13`0" x 13`2"

Room

Level

Dimensions

4pc Bathroom

Main

7`5" x 5`1"

Bedroom

Main

9`1" x 9`5"

Dining Room

Main

12`6" x 15`3"

Living Room

Main

14`10" x 14`7"

Bedroom

Basement

11`10" x 13`9"

Game Room

Basement

12`3" x 19`7"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

50

Legal Desc:

1111441

Remarks

Pub Rmks:

Peace and quiet await in this gorgeous property perched on 4.05 acres of serene country living! This private acreage is just 20 minutes from Strathmore combining a private country oasis with the convenience of nearby amenities. Bus service to Wheatland Crossing K-12 school adds to your convenience. Beautifully updated, this 4 bedroom home with over 2,000 sq. ft. of developed space offers a quiet sanctuary to come home to. The heated oversized garage has room for more than just vehicles. The interior is bright and sunny and kept cool by central air conditioning. Sunny south and west facing picture windows bathe the living room in natural light, creating a warm and inviting atmosphere. Easily entertain in the dining room with clear sightlines into both the kitchen and living room for amazing connectivity. Spend the warm months barbequing or unwinding on the adjacent deck relishing in this pristine property that provides the tranquil backdrop. The cook of the family will love the well laid out kitchen featuring an updated fridge and dishwasher, newer (2022) countertops and backsplash, loads of cabinets and counter space plus a centre island for extra prep room and storage. The primary bedroom is a true owner's retreat thanks to the generous size, large closet and private ensuite, no more stumbling down the hall in the middle of the night! 2 additional bedrooms are on this level with easy access to the updated 4-piece main bathroom. Gather in the versatile rec room in the finished basement and enjoy movie and game nights with family and friends. A huge storage room is cleverly hidden away by a built-in bookcase - the kids are going to love this feature! Another large bedroom and a handy half bathroom are also on this level. This property is horse-friendly and includes a small hobby tree farm, partial irrigation rights, plenty of fresh water supply, a well rating of 20GPM (2018) and is connected to natural gas. In case of a power outage, the house is equipped with a manual switchgear for generator which powers the entire home. 2018 upgrades include: New well and advanced 1200gal septic tank & field, siding, newer roof, interior paint, 100-amp electrical panel, exterior doors and windows, new plumbing throughout the home, pressure water tank, hot water tank, as well as in 2021: new furnace heat exchanger in the high efficiency furnace, new garage gas heater, insulated garage doors with Wi-Fi opening feature and so much more! Don't miss this incredible opportunity

Inclusions:

Property Listed By:

RE/MAX Complete Realty

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











