



THE
A-TEAM

**RE/MAX
FIRST**

223077 HIGHWAY 817 , Rural Wheatland County T0J 0M0

MLS®#: **A2119628**

Area: **NONE**

Listing Date: **04/03/24**

List Price: **\$824,900**

Status: **Active**

County: **Wheatland County**

Change: **-\$15k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Wheatland
County**

Finished Floor Area

Abv Sqft:

1,379

Low Sqft:

Ttl Sqft:

1,379

Year Built:

1975

Lot Information

Lot Sz Ar:

155,509 sqft

Lot Shape:

DOM

47

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,No Neighbours Behind,Treed
Double Garage Detached**

Utilities and Features

Roof:

Clay Tile

Heating:

Forced Air,Natural Gas

Sewer:

Septic Field

Ext Feat:

Private Yard,Storage

Construction:

Log

Flooring:

Laminate,Linoleum,Tile

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Beamed Ceilings,Laminate Counters,Soaking Tub,Vaulted Ceiling(s)

Utilities:

Room Information

Room

Level

Dimensions

Living Room

Main

17`10" x 17`7"

Dining Room

Main

9`8" x 8`9"

Bedroom

Main

9`11" x 9`8"

Laundry

Main

7`8" x 8`11"

2pc Bathroom

Main

0`0" x 0`0"

Family Room

Lower

14`1" x 11`11"

Bedroom

Lower

15`11" x 17`4"

Room

Level

Dimensions

Kitchen

Main

12`0" x 9`7"

Bedroom - Primary

Main

15`5" x 13`7"

Bedroom

Main

13`6" x 11`2"

Mud Room

Main

8`11" x 6`11"

3pc Bathroom

Main

0`0" x 0`0"

Game Room

Lower

22`7" x 11`10"

4pc Bathroom

Lower

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CR

1311830

Remarks

Pub Rmks:

Unwind in the serenity of countryside living with this exceptional property, conveniently located a short 25-minute drive east of Calgary, AB on Hwy 22X. Nestled on 3.57 acres, this haven provides the perfect escape from city life without compromising on convenience. Just 13 minutes away, Strathmore, AB, beckons with full amenities, excellent schools, and top-notch sports facilities. Mature trees grace the landscape, offering shade and a picturesque backdrop. With a sprawling pasture for your livestock, a charming chicken coop, and a dedicated play area for children, this property caters to the whole family's needs. A 60x40 Quonset (dome style) with a 17'6" ceiling and a sizable 14'x24' door beckons to hobbyists and entrepreneurs alike. Additionally, a 25'x25' heated garage provides ample space for your vehicles and projects. The property also features a convenient RV septic dump, catering to your travel needs. Rest easy with a reliable well and septic system, ensuring a consistent water supply and efficient waste management. Charming Log Home, step into over 2500 sqft of developed living space, wrapped in the warmth of a recently refinished log home. The clay tile roof promises a lifetime of durability. Revel in the comfort of central air conditioning and a recently installed hot water tank. A wood-burning fireplace graces the spacious living room, creating a cozy ambiance that extends to the open dining area and kitchen. Vaulted ceilings add a touch of grandeur, while main-floor laundry and mud room ensures convenience. Three large bedrooms on the main floor provide ample space for the family. The main bath features a charming claw tub. The basement, newly renovated, offers a large family room with a wood stove, a fourth bedroom, a full bathroom, and plenty of storage space. Enjoy the luxury of updated flooring, fixtures, paint, ensuring a contemporary and comfortable living experience. Seize the opportunity to trade the chaos of city life for the tranquility of this countryside retreat. Revel in the open spaces, enjoy the comfort of a well-maintained home, and let the allure of rural living capture your heart. Call your realtor for a private viewing!

Inclusions:
Property Listed By:

Chicken coop, clothes line
RE/MAX Key

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











