



THE
A-TEAM

**RE/MAX
FIRST**

241063 ALBERTA 24 , Rural Wheatland County T0J1Y0

MLS® #: **A2121755**

Area: **NONE**

Listing Date: **04/11/24**

List Price: **\$850,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Wheatland

Finished Floor Area

County

Abv Sqft:

1,600

Year Built:

2000

Low Sqft:

Ttl Sqft:

1,600

Lot Information

Lot Sz Ar:

165,963 sqft

Lot Shape:

DOM

38

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Front Yard,Irregular Lot

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Septic Field**

Ext Feat: **Dog Run,Storage**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Window Coverings

Int Feat:

Built-in Features,Wet Bar

Utilities:

Room Information

Room

Kitchen

Living Room

Bedroom

Laundry

Family Room

Storage

Level

Main

Main

Main

Main

Lower

Lower

Dimensions

11`2" x 18`0"

11`8" x 17`1"

9`10" x 10`10"

8`0" x 11`0"

18`9" x 26`4"

6`4" x 14`10"

Room

Dining Room

Bedroom - Primary

Bedroom

Bedroom

Hobby Room

4pc Ensuite bath

Level

Main

Main

Main

Lower

Basement

Main

Dimensions

10`11" x 13`6"

12`3" x 14`6"

9`9" x 10`5"

11`3" x 13`6"

10`11" x 17`6"

4pc Bathroom	Main	3pc Bathroom	Lower
		Legal/Tax/Financial	
Title:		Zoning:	
Fee Simple		GA	
Legal Desc:		Remarks	
0010401			
Pub Rmks:		<p>Escape the hustle and bustle of city life and embrace the serenity of rural living yet conveniently close to urban amenities, with easy access to Highway 1. This extraordinary property offers a rare opportunity to embrace the best of both worlds. Ideally situated on 3.81 acres. At the heart of this remarkable property stands a well-crafted 1600-square-foot bungalow that has a new roof(2022), New Siding (2022), a New Garage and Man doors and 2 year old furnace. The main level welcomes you with an inviting open-concept kitchen, dining room and living room with fireplace & built-ins. 3 bedrooms & 2 bathrooms just down the hall. New engineered hardwood flooring in the kitchen, living room, and bedrooms. The fully developed walk-out basement offers additional living space with a fireplace, a bedroom and bathroom, a home office, and a very large entertainment area for hosting guests. You will appreciate the convenience of the double car garage and workshop attached to the house, providing ample space for vehicle storage and DIY projects, with a workshop ready to accommodate all your tinkering needs. Additionally, the property features a spacious Heated Quonset for parking and storing equipment, situated right next to the house. Quonset has 13-inch thick heated flooring, perfect for parking heavy vehicles or heavy equipment. This house is Equipped with air conditioning and a backup generator, this exceptional property ensures comfort and peace of mind year-round, regardless of the weather or power outages. Don't miss your chance to experience the blend of country charm and urban convenience - schedule your private showing today and seize the opportunity to make this extraordinary property your own.</p>	
Inclusions:		Air compressor in Quonset, generator, TV & Bracket in Kitchen and craft room, all cabinet storage in Quonset and Shop in the house.	
Property Listed By:		eXp Realty	

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













