



THE
A-TEAM

**RE/MAX
FIRST**

235006 RANGE ROAD 242 , Rural Wheatland County T1P 1K3

MLS® #: **A2122770**

Area: **NONE**

Listing Date: **04/14/24**

List Price: **\$1,295,000**

Status: **Active**

County: **Wheatland County**

Change: **-\$55k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Wheatland

Finished Floor Area

Abv Sqft:

6,312

Low Sqft:

Ttl Sqft:

6,312

Year Built:

2010

Lot Information

Lot Sz Ar:

229,996 sqft

Lot Shape:

DOM

35

Layout

Beds:

3 (2 1)

Baths:

3.5 (3 1)

Style:

**2 Storey, Acreage
with Residence**

Parking

Ttl Park:

10

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Gazebo, Garden, Greenbelt, Landscaped, Private, Treed
Electric Gate, Oversized, Parking Pad, Unpaved**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air, Natural Gas

Sewer:

Septic Tank

Ext Feat:

**BBQ gas line, Garden, Private Entrance, Private
Yard, Storage**

Construction:

Stucco, Wood Frame

Flooring:

Carpet, Hardwood, Tile

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge, Built-In Freezer, Built-In Gas Range, Central Air Conditioner, Dishwasher, Freezer, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

**Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Double Vanity, Elevator, High Ceilings, Jetted Tub, Kitchen
Island, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

4pc Bathroom

Main

12`0" x 14`4"

Bedroom

Main

24`0" x 22`11"

Family Room

Main

22`10" x 37`7"

Foyer

Main

13`1" x 10`5"

Living Room

Main

31`10" x 29`9"

Storage

Main

13`0" x 4`1"

Furnace/Utility Room	Main	4`7" x 6`10"	3pc Bathroom	Second	12`1" x 6`4"
6pc Ensuite bath	Second	28`11" x 13`1"	Bedroom - Primary	Second	27`6" x 22`11"
Walk-In Closet	Second	16`10" x 15`6"	Loft	Second	21`7" x 34`4"
Kitchen	Second	23`4" x 25`7"	Dining Room	Second	22`8" x 11`11"
Family Room	Second	24`6" x 26`0"	Media Room	Basement	19`2" x 27`3"
2pc Bathroom	Basement	18`9" x 8`4"	Bedroom	Basement	23`6" x 20`7"
Game Room	Basement	39`10" x 38`2"	Cold Room/Cellar	Basement	9`3" x 22`0"
Storage	Basement	15`7" x 10`4"	Furnace/Utility Room	Basement	21`10" x 12`0"
Furnace/Utility Room	Basement	3`10" x 4`4"			

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 0713642
Zoning: 1

Remarks

Pub Rmks: **MASSIVE two-story estate property nestled on 5.28 acres of land in Wheatland County. Located just 10 minutes east of Strathmore close to Eagle Lake with stunning views of the countryside and mountains. This home features over 8900 sq ft of total living space, a 3-story elevator, 5 fireplaces, 16 skylights, vaulted ceilings, floor-to-ceiling windows, handcrafted columns, air conditioning, central vac, gated entry, and perimeter security. Upon entry to the main level, a grand foyer welcomes you, leading to a family room, a games room with built-in hot tub, a guest bedroom with private entrance, and a full bathroom. Ascend the curved staircase to the upper level where the open concept floorplan, vaulted ceilings and wall of windows will take your breath away. Here, a spacious living room, half bathroom, custom kitchen, and dining area with tons of natural light await. The master bedroom retreat boasts an ensuite with spa shower and jetted tub, as well as a walk-in closet with built-in laundry. Descend via the elevator or staircase to the basement to discover an office/library, media room, an additional bedroom, half bathroom, and cold storage. Outside, a gated entrance leads to a tree lined driveway and parking area for up to 10 vehicles. The 1800 sq ft wrap-around deck, finished with a low maintenance epoxy coat and gas BBQ hookups, offers panoramic views of your property. Extensive landscaping with hundreds of mature trees, underground irrigation, a babbling brook, a pond with a bridge, and a gazebo. Outbuildings and enclosures suitable for small hobby farm. Brand new septic tank has just been installed. The potential with this property is limitless. Perfect for a large family or multigenerational living. This private oasis is truly unique and ready for new owners to move in and enjoy.**

Inclusions: hot tub, tv's and brackets, bar, basement desk and library, cold storage shelving
Property Listed By: RE/MAX Key

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













