



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**253067A TOWNSHIP ROAD 230 , Rural Wheatland County T1P0T2**

MLS® #: **A2124293**

Area: **NONE**

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

List Price: **\$1,675,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**  
Sub Type: **Agriculture**  
City/Town: **Rural Wheatland County**  
Year Built: **1972**

Lot Information

Lot Sz Ar: **2,896,304 sqft**  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **1,092**  
Low Sqft:  
Ttl Sqft: **1,092**

DOM

**25**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style:

Parking

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

**Gravel Road,Paved Road,Private**

**Environmental Reserve,Farm,Fruit Trees/Shrub(s),Front Yard,Greenbelt,No Neighbours Behind,Irregular Lot,Landscaped,Seasonal Water,Level,Many Trees,Underground Sprinklers,Pasture,Private,Views Double Garage Detached,Gravel Driveway,Off Street,RV Access/Parking**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Garden,Private Yard,RV Hookup,Storage**

Construction: **Wood Frame,Wood Siding**  
Flooring: **Hardwood,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl:  
Int Feat:  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`3" x 3`6"
Living Room	Main	19`2" x 14`9"
Laundry	Main	4`11" x 2`3"
Bedroom	Main	13`1" x 10`11"
Kitchen With Eating Area	Basement	14`6" x 9`6"
Bedroom	Basement	17`5" x 10`8"
Laundry	Basement	12`9" x 6`9"

Room	Level	Dimensions
Kitchen With Eating Area	Main	15`9" x 10`1"
Mud Room	Main	10`1" x 3`9"
Bedroom - Primary	Main	19`4" x 11`4"
Entrance	Basement	7`3" x 6`6"
Family Room	Basement	19`9" x 10`7"
Bedroom	Basement	12`5" x 9`6"
Storage	Basement	6`0" x 3`0"

4pc Bathroom	Main	10`1" x 4`11"	4pc Bathroom Legal/Tax/Financial	Basement	9`5" x 4`11"
--------------	------	---------------	-------------------------------------	----------	--------------

Title: <b>Fee Simple</b>	Zoning: <b>1</b>
Legal Desc:	<b>7611296</b>

	Remarks
--	---------

Pub Rmks:	<p><b>Welcome to your serene countryside retreat! This picturesque 66-acre acreage boasts a blend of natural beauty and modern convenience with 2 High Pressure Water Wells and 2 Septic Systems. Nestled amidst lush greenery, this property offers a cozy bungalow with a non-confirming suite in the basement for any extended family or as an extra mortgage helper. As well is complemented by a spacious double detached garage for all your vehicles and storage needs. In addition to the main residence, you'll discover a charming double-wide mobile home, providing ample space for extended family or guests or an additional option for a mortgage helper. With meticulous care evident throughout, both dwellings offer comfortable living spaces where memories are made and cherished. For those with a penchant for rural pursuits, this acreage is a dream come true. Three generously sized barns stand ready to accommodate livestock, equipment, or whatever your heart desires. Whether you're an equestrian enthusiast, hobby farmer, or simply appreciate the rustic charm of barns, these structures are sure to delight. Nature enthusiasts will revel in the abundance of trees that adorn the landscape, providing shade, privacy, and a touch of tranquility. Imagine strolling through your own private forest, listening to the gentle rustle of leaves and the melody of birdsong. What's more, the property borders western irrigation canal for water GRAVITY PRESSURIZED IRRIGATION (No pump), ensuring your land stays lush and vibrant throughout the seasons. Whether you have a green thumb and dream of cultivating a garden oasis or envision expansive pastures for livestock, this invaluable feature empowers you to realize your agricultural aspirations. With its idyllic setting, meticulously maintained amenities, and endless potential, this acreage near Strathmore invites you to embrace a lifestyle of rural bliss. Seize this opportunity to escape the hustle and bustle, and immerse yourself in the tranquility of country living. Your dream retreat awaits!</b></p>
Inclusions: Property Listed By:	<p><b>2 Fridges, 3 Stoves, 2 Dishwashers, 2 Washer, 2 Dryer, All window coverings</b></p> <p><b>RE/MAX Complete Realty</b></p>

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

























