



THE
A-TEAM

**RE/MAX
FIRST**

252054 TOWNSHIP ROAD 234 (GLENMORE TRAIL) , Rural Wheatland County T1P 0Z7

MLS® #: **A2125445**

Area: **NONE**

Listing Date: **04/22/24**

List Price: **\$1,800,000**

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

Abv Sqft:

1,806

Low Sqft:

Ttl Sqft:

1,806

Year Built:

1970

Lot Information

Lot Sz Ar:

3,441,240 sqft

Lot Shape:

DOM

27

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

**Acreage with
Residence,Bi-Level**

Parking

Ttl Park:

0

Garage Sz:

5

Access:

Lot Feat:

Park Feat:

Front Yard,Garden,See Remarks,Sloped,Treed

Double Garage Detached,Triple Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Other**

Ext Feat: **Uncovered Courtyard**

Construction:

Wood Frame

Flooring:

Linoleum,Parquet

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Freezer,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

No Animal Home,No Smoking Home,See Remarks

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`6" x 8`6"	Eat in Kitchen	Main	21`8" x 13`8"
Dining Room	Main	14`0" x 13`8"	Living Room	Main	19`7" x 15`7"
Mud Room	Main	8`7" x 5`5"	Bedroom - Primary	Main	12`11" x 15`7"
Bedroom	Main	11`1" x 11`10"	Den	Main	11`2" x 8`6"
Bedroom	Basement	12`8" x 11`4"	Bedroom	Basement	11`11" x 11`4"
Family Room	Basement	28`11" x 13`8"	Cold Room/Cellar	Basement	9`4" x 6`8"
Hobby Room	Basement	13`0" x 12`6"	Laundry	Basement	11`0" x 8`3"
Furnace/Utility Room	Basement	15`9" x 11`9"	4pc Bathroom	Main	
3pc Bathroom	Basement				

Title:
Fee Simple
Legal Desc:

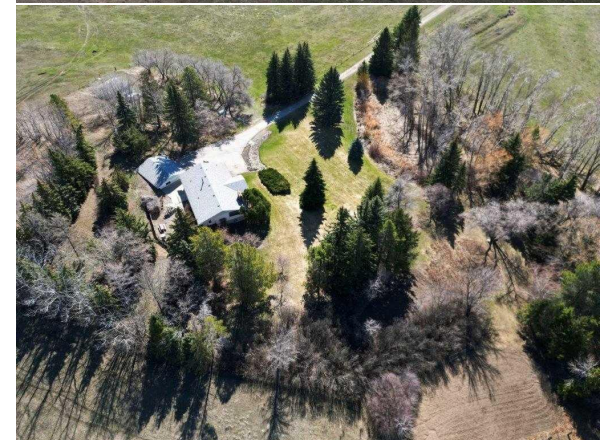
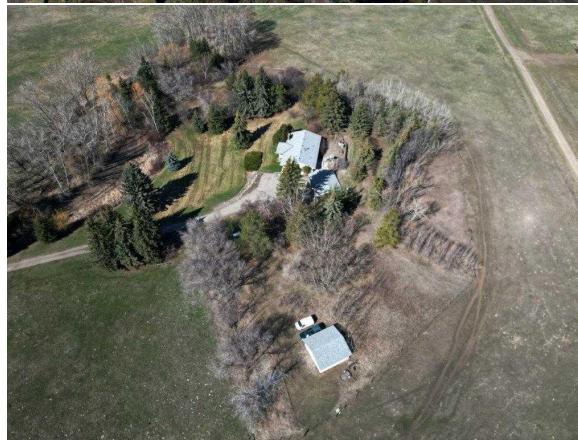
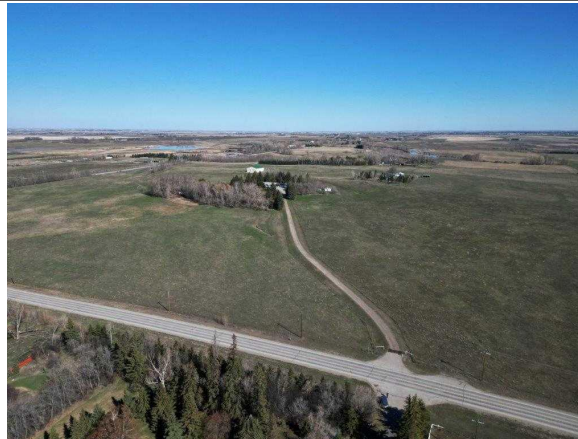
Zoning:
1

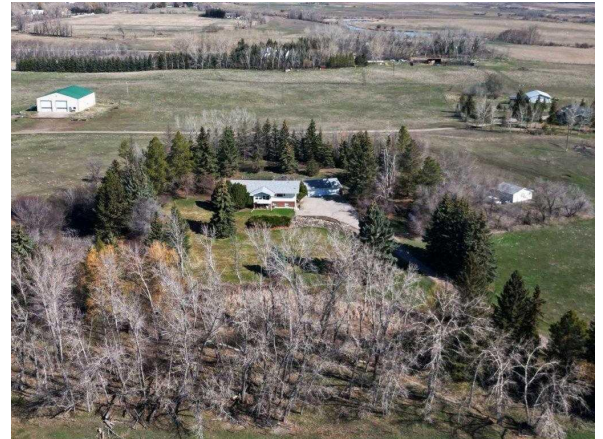
Remarks

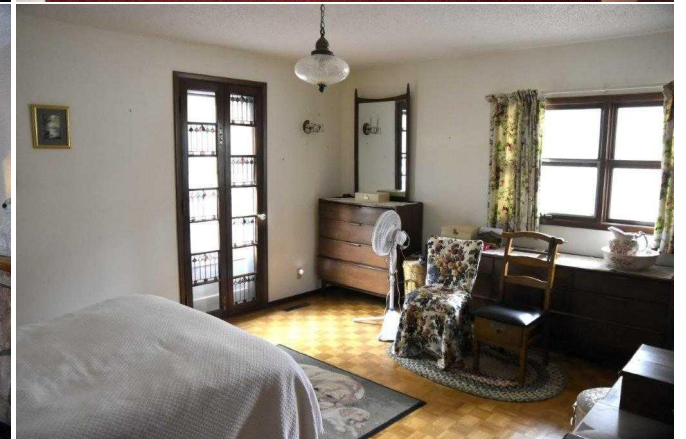
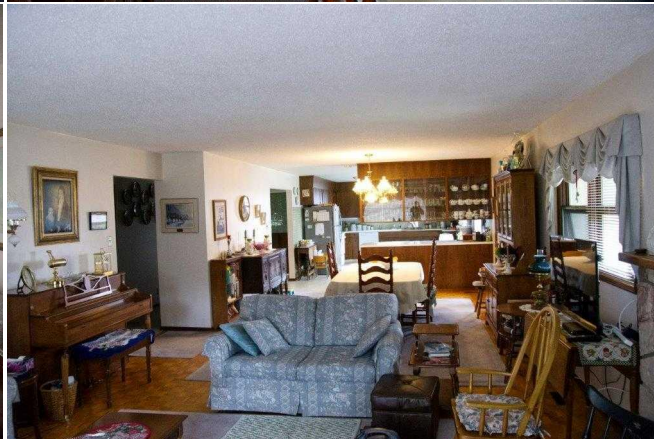
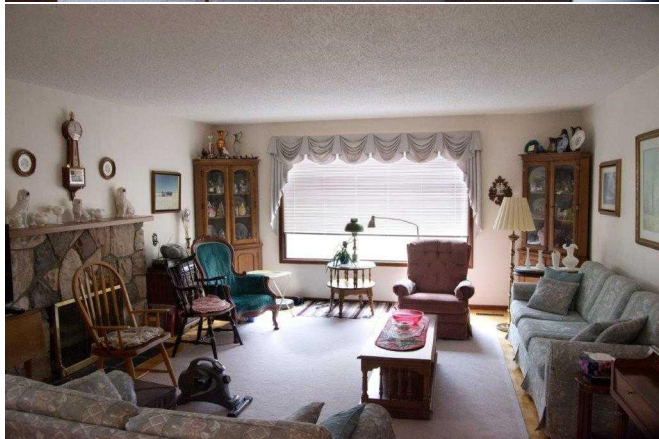
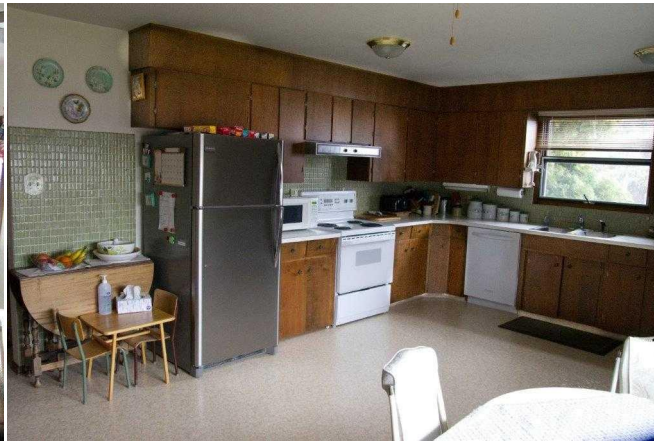
Pub Rmks: **First time on market! This awesome 79 acre parcel features a fully developed 4 bedroom home, triple detached garage and double detached garage. The home features large rooms, hallways, wide stair case lots of great space for your family. Land is in pasture and treed yard with large garden area and pond out front. There is 30 acres of permanent water rights. Bring the family and animals. Easy access just of Glenmore Trail. Please do not enter property without appointment.**

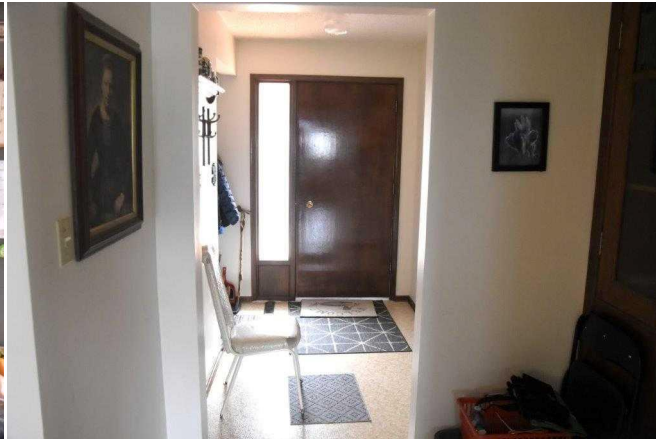
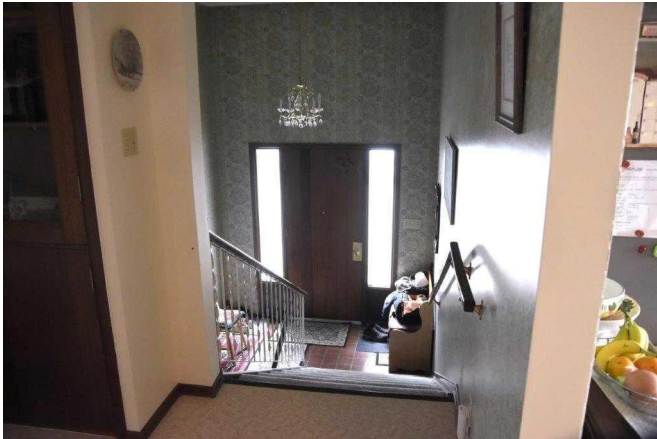
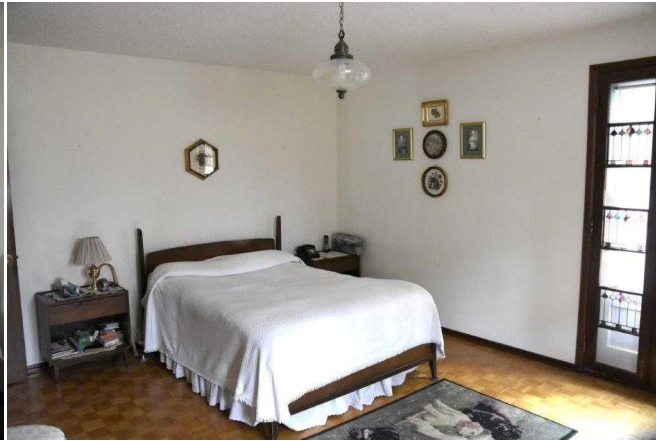
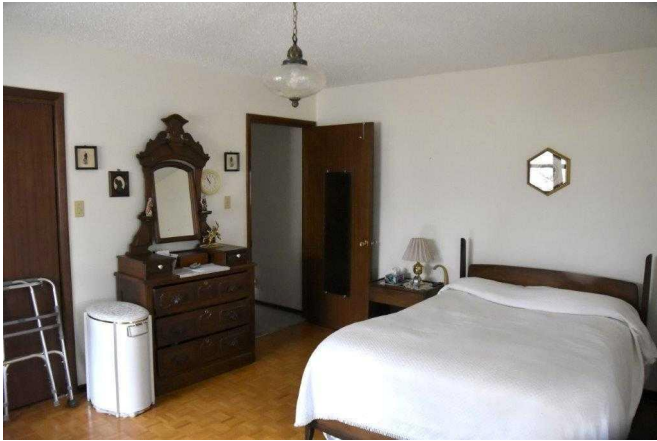
Inclusions:
Property Listed By: **Fridge
KIC Realty**

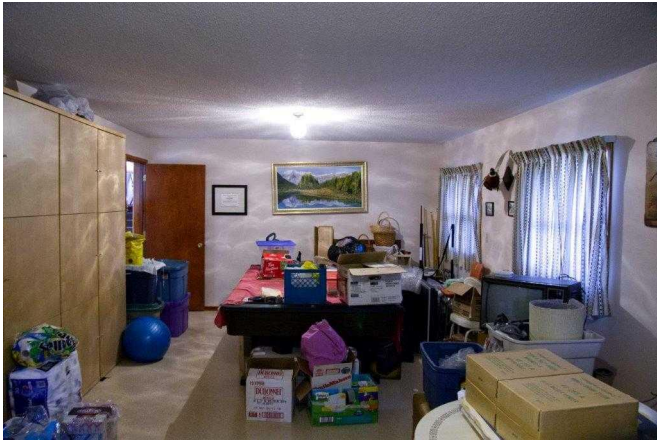
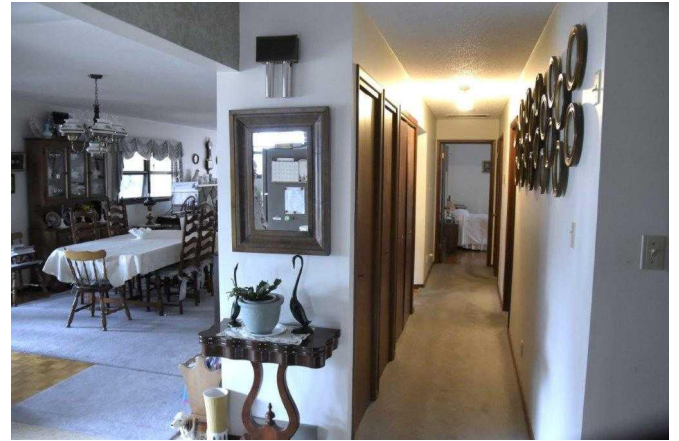
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

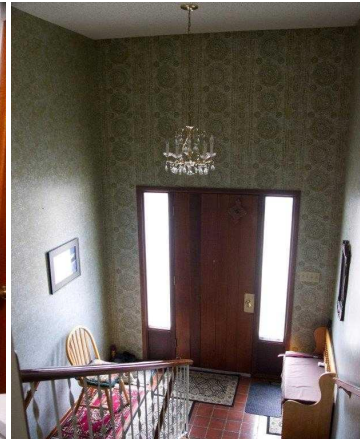












GRONCH AREA 252054 TWP Road 234 - Strathmore
 MAIN LEVEL: 1806 Sqft, BASEMENT: 1872 Sqft
 SUN ROOM: 120 Sqft
 TOTAL: 1806 Sqft