



THE
A-TEAM

**RE/MAX
FIRST**

250051 RANGE ROAD 250 , Rural Wheatland County T1P 0M4

MLS® #: **A2129690**

Area: **NONE**

Listing Date: **05/16/24**

List Price: **\$1,370,000**

Status: **Active**

County: **Wheatland County**

Change: **+\$470k, 31-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Wheatland County**

Year Built: **2024**

Lot Information

Lot Sz Ar: **435,600 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Cleared,Farm,Front Yard,Private**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic System**
Ext Feat: **None**

Construction: **Cement Fiber Board,Composite Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`0"
Kitchen	Main	20`5" x 19`1"
Living Room	Main	19`0" x 16`1"
5pc Ensuite bath	Upper	9`0" x 10`3"
Bedroom	Upper	13`6" x 9`6"
Bedroom	Upper	15`8" x 11`8"
Bedroom - Primary	Upper	14`6" x 11`8"
Furnace/Utility Room	Basement	12`2" x 10`5"

Room	Level	Dimensions
Foyer	Main	10`11" x 9`7"
Laundry	Main	12`3" x 11`9"
Office	Main	14`8" x 9`1"
6pc Bathroom	Upper	11`10" x 13`0"
Bedroom	Upper	11`11" x 8`6"
Bedroom	Upper	15`8" x 11`8"
Walk-In Closet	Upper	6`6" x 13`2"

DOM

44

Layout

Beds: **5 (5)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz:

Title: Zoning:
Fee Simple **1**
Legal Desc: **1312546**

Remarks

Pub Rmks: **Welcome to 250051 Range Road 250 Rural Wheatland County - Just complete 2 months ago! This stunning home is situated on a 10 acre parcel and is conveniently located just 6 minutes from the Town of Strathmore. Easy access to all major amenities including schools, hospitals/ clinics, shops, grocery stores, entertainment & golf courses! The perfect retreat for that equestrian or hobby farmer! With ample space for additional barns, corrals, coops or maybe just a hobby shop to store all your toys. This turn key property has endless potential! As you approach the house you are welcomed by a large 3/4 wrap around porch & beautiful hardy board siding. Through the front door you are welcomed by a large double closet, a walkthrough mudroom featuring laundry & side entrance + tons of storage. Down the hall or through the mudroom you will find the Absolutely stunning custom kitchen - including beautiful wooden cabinetry (with organizers & lemans), a MASSIVE oversized quartz island, gas range/cooktop, oversized basin sink, pearl plumbing fixtures, floating shelves, custom under cabinet & toe kick LED lighting (linked to night lights that lead to the upstairs bedrooms). The main level also features a generous sized living room with gas fireplace, a large dining room & office space, as well as a 2 piece bathroom. Upstairs you will find 4 generous sized guest bedrooms, a massive 6 piece guest bathroom (featuring 2 separate toilets!). A large primary bedroom completes the second floor, and includes a walk-in closet, 5 piece ensuite bathroom & absolutely STUNNING VIEWS! - This home has so many upgrades! custom HIGH-END LED pot lights throughout, rough in for hot water circulation pump, vaccuflo, motion closet lighting, beautiful window coverings and so much more! With 2800 sqft of developed living space, this home is completely turn key! + the basement features 1400 sqft of un-developed POTENTIAL! Don't miss this special opportunity! - This one won't last long - BOOK YOUR SHOWING TODAY!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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











