



THE
A-TEAM

**RE/MAX
FIRST**

222071 TOWNSHIP ROAD 224 , Rural Wheatland County T0J1N0

MLS®#: **A2131943**

Area: **NONE**

Listing Date: **05/15/24**

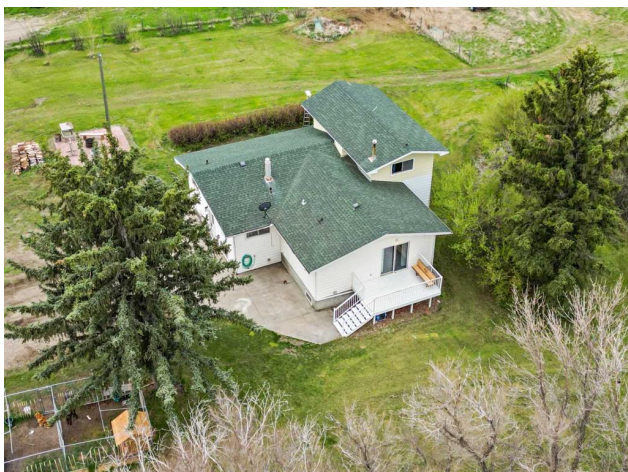
List Price: **\$509,900**

Status: **Active**

County: **Wheatland County**

Change: **-\$40k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Wheatland County**
Year Built: **1960**

Lot Information

Lot Sz Ar: **169,012 sqft**
Lot Shape:

Access:

Lot Feat: **Private, Treed**
Park Feat: **220 Volt Wiring, Enclosed, Single Garage Detached**

DOM

191
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **4 Level Split, Acreage with Residence**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Open Discharge**
Ext Feat: **Garden, Kennel, Private Entrance, Private Yard, Storage**

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

Kitchen Appl: **Dishwasher, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, See Remarks, Sump Pump(s), Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`5" x 8`4"	Dining Room	Main	13`6" x 10`9"
Bedroom - Primary	Main	24`0" x 15`5"	Walk-In Closet	Main	7`7" x 7`5"
3pc Ensuite bath	Main	7`7" x 7`7"	Foyer	Main	6`3" x 3`0"
Den	Main	9`11" x 9`3"	4pc Bathroom	Main	8`1" x 5`11"

Bedroom Second 13`3" x 11`1"
Living Room Lower 25`5" x 13`5"
Game Room Basement 23`2" x 15`2"
Storage Basement 13`3" x 12`1"
Cold Room/Cellar Basement 7`11" x 5`0"
Laundry Basement 9`6" x 8`8"

Bedroom Second 13`3" x 11`6"
Family Room Basement 21`9" x 11`2"
Other Basement 12`9" x 10`3"
Storage Basement 13`3" x 12`1"
3pc Bathroom Basement 6`6" x 5`5"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9812670**

Zoning: **CR**

Remarks

Pub Rmks: ****Motivated Seller will offer creative flexibility** Experience the perfect blend of spacious living and rural charm with this exceptional country home! Set on a generous 3.88 acres, this property offers ample space to enjoy the serenity of the countryside and cultivate your own homegrown vegetables. The dugout provides a reliable irrigation source, ensuring your garden thrives with ease. Surrounded by mature trees, the home offers excellent privacy while maintaining convenient access to nearby towns including Gleichen, Strathmore, Bassano, Brooks, Drumheller, and Calgary, thanks to its prime location just off Highway 1. Step inside to a welcoming interior designed for family living. The open U-shaped kitchen features a movable island and a large dining area, ideal for gatherings and entertaining. The expansive living room, with its picture windows, invites natural light and offers picturesque views of the countryside. The main-level master bedroom is a spacious retreat with an ensuite bathroom, walk-in closet, and a private deck, perfect for relaxing evenings surrounded by nature. Additional bedrooms on the second level provide ample space for family and guests, ensuring privacy and comfort. The home is thoughtfully designed with practical features, including an office, family room, cold storage area, and extra storage rooms. The partially finished lower level offers potential for a workout or recreation space, allowing you to customize it to suit your needs. With multiple commuting options via Highway 1 or Highway 901, travel is both easy and efficient. This country home beautifully combines space, comfort, and rural living, making it an ideal retreat for those seeking a tranquil escape with modern conveniences.**

Inclusions: **movable Island, built in armour in bedroom,1 freezer(sellers choice), any and all window coverings,Charcoal Filter system, plough in yard, both carports, dog runs**
 Property Listed By: **RE/MAX Real Estate (Central)**

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





