



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**260050 TOWNSHIP ROAD 224 , Rural Wheatland County T0J0M0**

MLS® #: **A2133761**      Area: **NONE**      Listing Date: **06/03/24**      List Price: **\$1,135,000**  
 Status: **Active**      County: **Wheatland County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Rural Wheatland County**  
 Year Built: **1998**  
 Lot Information  
 Lot Sz Ar: **201,682 sqft**  
 Lot Shape:

Access: **Landscaped,Level**  
 Lot Feat: **Quad or More Detached,RV Access/Parking,Single Garage Attached**  
 Park Feat:

DOM

**25**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (3 0)**  
 Style: **Acreeage with Residence,Bi-Level**  
Parking  
 Ttl Park: **20**  
 Garage Sz: **6**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer: **Engineered Septic**  
 Ext Feat: **RV Hookup,Storage**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Linoleum**  
 Water Source: **Private**  
 Fnd/Bsm: **Poured Concrete**

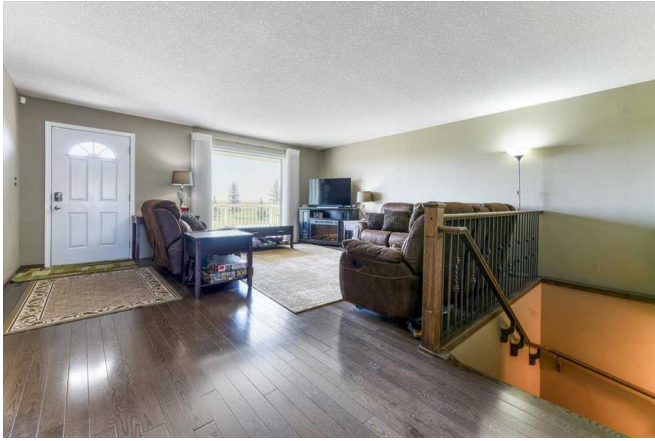
Kitchen Appl: **Freezer,Gas Cooktop,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Granite Counters,No Animal Home,Storage,Vinyl Windows**  
 Utilities:

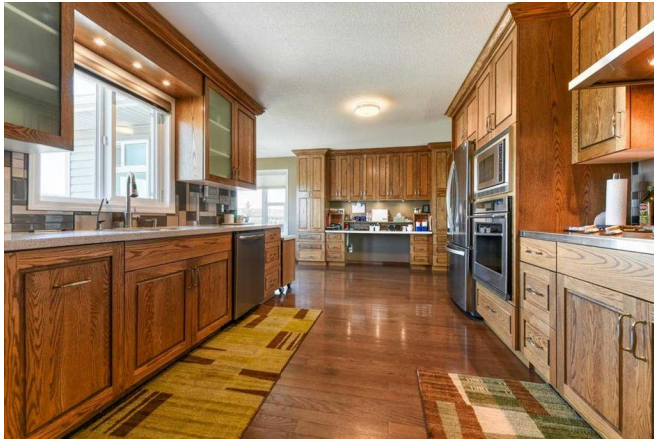
Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`1" x 7`5"	4pc Bathroom	Main	6`4" x 7`5"
Bedroom	Main	11`6" x 10`10"	Bedroom	Main	11`6" x 9`11"
Dining Room	Main	8`0" x 8`10"	Kitchen	Main	11`8" x 19`0"
Laundry	Main	7`0" x 17`7"	Living Room	Main	19`6" x 20`0"
Bedroom - Primary	Main	13`7" x 11`8"	4pc Bathroom	Basement	4`11" x 9`2"
Den	Basement	11`0" x 17`11"	Game Room	Basement	30`1" x 29`2"
Storage	Basement	14`11" x 8`5"	Storage	Basement	7`8" x 7`8"
Furnace/Utility Room	Basement	5`11" x 11`7"			

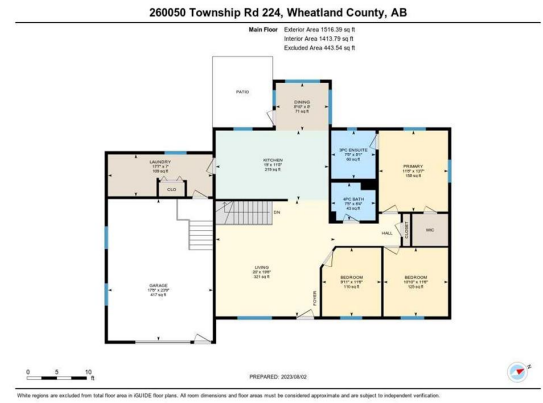












**260050 Township Rd 224, Wheatland County, AB**

Basement (Below Grade) Exterior Area 1286.77 sq ft  
Interior Area 1203.20 sq ft



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Workshop Interior Area 2022.75 sq ft

