

260050 TOWNSHIP ROAD 224, Rural Wheatland County T0J0M0

MLS®#: **A2133761** Area: **NONE** Listing **06/03/24** List Price: \$1,135,000

Status: Active County: Wheatland County Change: None Association: Fort McMurray

Date:

General Information

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

County 1998

Lot Information
Lot Sz Ar: 201,682 sqft

Lot Sz Ar: Lot Shape:

Access:

Year Built:

Lot Feat: Landscaped,Level

Park Feat: Quad or More Detached,RV Access/Parking,Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle

Heating: Forced Air

Sewer: Engineered Septic
Ext Feat: RV Hookup,Storage

Construction:

Vinyl Siding, Wood Frame

Finished Floor Area

1,516

1,516

Abv Saft:

Low Sqft:

Ttl Sqft:

<u>DOM</u> **25**

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

20 6

3.0 (3 0)

Acreage with

Residence, Bi-Level

Flooring:

Carpet, Hardwood, Linoleum

Water Source: **Private** Fnd/Bsmt:

Poured Concrete

Freezer, Gas Cooktop, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

Granite Counters, No Animal Home, Storage, Vinyl Windows

Int Feat: Utilities:

Kitchen Appl:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"			

Legal/Tax/Financial

Title: Zoning: Fee Simple 50

Legal Desc: **1312376**

Remarks

Pub Rmks:

WOW - everything you can need and want is here! 4.73 acres with trees, landscaping, fencing, irrigation, solar power, 2500 sq ft heated outbuilding with an office, washroom, 2 workshops, cold storage AND there's pavement right to the driveway. Tired of utility bills? The solar panels eliminate the usage and most of the transmission costs with an 18kW system. The workshops have all the bells & whistles - tube heaters, water, 220V, 225 AMP service, 50 AMP hook up, generator transfer switch, floor drain, built with 3/4" plywood, spray foam, 11.5' door on the big workshop (30'7"x38'11"), enclosed cold storage is 13'7"x38'11", smaller workshop/garage measures 23'4"x22'8". The attached garage on the house measures 23'8"x17'8", is heated with water and a gas line for the stove and has a full set of cupboards and storage- this was used as a canning area. The fully finished house has A/C, new triple pane argon filled windows, upgraded Hunter Douglas blinds, front and rear decks and fully functional layout. As you enter the home into a generous sized living area you'll notice the pristine hardwood flooring, a kitchen with storage galore, granite counters, Dacor appliances and a large separate laundry room with a sink and a convenient stand up freezer. Lots of room for your dining room table that steps out onto the back deck with a gas line for your BBQ or fire table. The primary bedroom has a 3pce ensuite with stand up shower and in floor heat AND a walk-in closet. 2 other bedrooms and a 4pce bath complete this level. Heading downstairs there is a cold storage room for your canning, a 4 pce bath, bar area and large family/rec room area that comes with a Murphy bed for your guests. Large windows let in lots of natural light so you will enjoy spending time in the basement. That's not all - there are about 90 trees around the perimeter, a pole fence along 3 sides of the property (barbed wire back fence), the well and septic tank & field were done around 2014 and the yard can be fully irrigated.

Inclusions:

surveillance system, murphy bed, 2 shop radiant heaters, shop office furnace, laundry room stand up freezer, basement chest freezer, (kitchen table, couches and side tables are negotiable)

Property Listed By:

RE/MAX Key

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





























