



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255028 TOWNSHIP ROAD 240 Road, Rural Wheatland County T1P 0Y8**

MLS® #: **A2136837**

Area: **NONE**

Listing Date: **05/30/24**

List Price: **\$1,180,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Wheatland County**  
Year Built: **2000**

Lot Information

Lot Sz Ar: **1,744,578 sqft**  
Lot Shape:

Access:

Lot Feat: **Farm,Fruit Trees/Shrub(s),Garden,Pasture,See Remarks**  
Park Feat: **Quad or More Detached**

Utilities and Features

DOM

**33**

Layout

Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Acreage with Residence,Bi-Level**

Parking

Ttl Park: **0**  
Garage Sz: **4**

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas,Wood**  
Sewer: **Septic System**  
Ext Feat: **Garden,Other**

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood,Linoleum,Slate**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Washer/Dryer**  
Int Feat: **Ceiling Fan(s),Kitchen Island,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>
<b>Entrance</b>	<b>Main</b>	<b>3`4" x 6`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 15`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`3" x 13`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`11" x 5`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`5" x 7`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 12`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 10`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 10`9"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`7" x 14`2"</b>	<b>Other</b>	<b>Basement</b>	<b>11`8" x 13`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`5" x 10`4"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`8" x 12`10"</b>
<b>Storage</b>	<b>Basement</b>	<b>4`11" x 6`1"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`3" x 17`4"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>			

Title: **Fee Simple**  
Legal Desc: **7411100**

Zoning: **1**

Remarks

Pub Rmks: **AMAZING opportunity for Investors to BUY & HOLD! This 40 acres homestead located 2 mins south of Transcanada Highway, 10 mins west of the fast-growing town of Strathmore, 15 mins from Langdon, 20 mins east of Chestermere and MINS away from the recently approved De Havilland site projected to employ up to 4000 employees. This turnkey FARMHOUSE offers numerous opportunities for your family. Great location for a small animal farm, equestrian centre, home-based business-like storage facility, RV lot, mechanic shop and more. The bi-level home offers over 2200 sqft of living space, comes with 6 bedrooms, 2.5 bathrooms, large south facing 13 x 65 ft front deck and a 3-season covered living area 11 x 13 ft on the westside with fully functioning BBQ kitchen to enjoy the family dinners while drinking your favorite wine and watching the sunsets. Home comes with hardwood floors, large kitchen with moveable island, main floor laundry, amazing quiet family room with woodstove fireplace to relax in the basement. The majority 2/3 of the windows were installed in 2022 and NO issues with water pressure. The homestead located off paved TWP Rd 240 comes with 1020 sqft (30 x 34 ft) heated workshop/garage built in 2014 with 16 ft ceilings and 14 ft high double garage doors, with built in cabinets and workbench; A 352 sqft (16 x 22ft) shop, a 1610 sqft (30 x 48 ft) barn/livestock pens and another 710 sqft (20 x 35) out building. Upgrades - Enviro Septic System with 8 huts were installed in 2016, New bladder & Pressure Tank in 2021, Iron filter serviced & media replaced in 2022. The back (northside) offers 35 acres of hay for your livestock or additional \$10-15k yearly income. Very rare to find land that is this CLEAN from any garbage underground. The best of both worlds - country living within mins from all city amenities. To appreciate this incredible property you must view it in person. Don't Miss Out and Call-to-view today!!**

Inclusions: **Iron Filter**  
Property Listed By: **KIC Realty**

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













