



THE
A-TEAM

**RE/MAX
FIRST**

204063 TWP RD 270 , Rural Wheatland County T0J 0Y0

MLS® #: **A2140122** Area: **Dalum** Listing Date: **06/21/24** List Price: **\$435,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Wheatland County**
 City/Town: **County**
 Year Built: **1910**
Lot Information
 Lot Sz Ar: **222,591 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,022**
 Low Sqft:
 Ttl Sqft: **1,022**

DOM
87
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **1 and Half Storey, Acreage with Residence**

Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Front Yard, Garden**
 Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Private Yard**

Construction: **Wood Frame**
 Flooring: **Wood**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary Bedroom	Main	9`4" x 13`5"	Bedroom	Second	10`6" x 7`6"
	Second	9`4" x 7`6"	4pc Bathroom	Main	

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **AG**

Legal Desc: **2311697**

Remarks

Pub Rmks: **Embrace country life- waking to the sounds of birds chirping and having deer wander through your yard. This acreage is the perfect refuge from the hustle and bustle. Whether it's your full time house or your weekend cottage, this 1910 farmhouse has so much charm. Live the simple life in this quaint home. With 5 acres, your dream of having a few animals or large garden can materialize as well! There is an outbuilding, some corrals, and plenty of grass. The scenery can't be beat, so take a few back roads and check this one out!**

Inclusions: **As is where is**
Property Listed By: **Century 21 PowerRealty.ca**

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