



THE
A-TEAM

**RE/MAX
FIRST**

253080 A & 253080 B RANGE ROAD 182 , Rural Wheatland County T0J 1S0

MLS® #: **A2141886** Area: **NONE** Listing Date: **06/16/24** List Price: **\$528,800**
 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: **1960**
Lot Information
 Lot Sz Ar: **454,766 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,614**
 Low Sqft:
 Ttl Sqft: **1,614**

DOM

92
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space,Corner Lot,Garden,Gentle Sloping,No Neighbours Behind,Many Trees,Private**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Fireplace(s)**
 Sewer: **Septic Tank**
 Ext Feat: **Garden**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source: **Well**
 Fnd/Bsmt: **Other**

Kitchen Appl: **Built-In Electric Range,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Laminate Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`0" x 7`0"	Bedroom	Main	7`1" x 21`0"
Bedroom	Main	10`0" x 9`0"	Dining Room	Main	12`0" x 17`0"
Living Room	Main	15`0" x 21`0"	Kitchen	Main	18`0" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9511461

Zoning:
1

Remarks

Pub Rmks:

Rare opportunity! This 10+ arc farm has TWO detached houses and number of buildings on beautiful locations, 30 minutes driving from Drumheller and directly across from the Duck Lake Hall. One house is about 1,000 sqft with concrete foundation and another is 1,600 sqft manufactured house on a cinder block foundation. There are 3 separate highway and range roads entrance with pavement right to your driveway. There are two wired arch rib Quonsets have forced air unit heaters in them and concrete floor. There is plenty of sheds and rooms for chickens, duck, goose, turkey, sheep, cows and horses. Currently there are two separate very good family and tenant live there with \$5000+/month income with flexible month-by-month lease. They could move although they prefer to stay. Good to buy, good to live, and good to invest.

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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