



THE
A-TEAM

**RE/MAX
FIRST**

240045A HIGHWAY 1 , Rural Wheatland County T1P 2B9

MLS® #: **A2142257**

Area: **NONE**

Listing Date: **06/18/24**

List Price: **\$839,900**

Status: **Active**

County: **Wheatland County**

Change: **-\$50k, 02-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Wheatland County**
Year Built: **1966**

Finished Floor Area
Abv Sqft: **2,338**
Low Sqft:
Ttl Sqft: **2,338**

DOM

16
Layout
Beds: **6 (6)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence, Bungalow**

Lot Information

Lot Sz Ar: **290,545 sqft**
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz: **3**

Access:

Lot Feat: **Lawn, Garden, Landscaped, Pasture**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Tank**
Ext Feat: **Fire Pit, Garden**

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

Kitchen Appl: **Dishwasher, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`0" x 11`7"	Other	Main	15`9" x 12`4"
Bedroom	Main	11`4" x 11`4"	3pc Bathroom	Main	7`9" x 6`5"
Bedroom	Main	10`9" x 11`4"	Bedroom	Main	12`3" x 9`4"
Family Room	Main	15`1" x 14`9"	Living Room	Main	17`7" x 12`9"
Laundry	Main	10`7" x 12`2"	Storage	Main	12`1" x 4`0"
Dining Room	Main	12`8" x 9`5"	Kitchen	Main	12`1" x 12`5"

Bedroom
Bedroom - Primary

Main
Main

10`11" x 9`2"
12`5" x 11`7"

5pc Bathroom
Bedroom
Legal/Tax/Financial

Main
Main

12`5" x 4`11"
10`2" x 9`8"

Title:
Fee Simple
Legal Desc:

0813568

Zoning:
1

Remarks

Pub Rmks:

OPEN HOUSE JULY 7 1:00-4:00. This property was developed in 2013 where 2 homes were moved in and placed onto a foundation and stripped back to the studs and brought up to code and extensively renovated. Since then there has been many more updates! 10 kms east of Strathmore on the south side of the highway. This home is amazing and move in ready!! Situated on 6.67 +/- acres with a new shop with entertaining loft. Walking up you will notice the yard has amazing views to the west. There is beautiful flower beds, garden boxes, a chicken coop, goat pen, pasture for horses, green house, storage sheds, play set, garden tractor and much more. This home has been recently stained and is wheel chair friendly with a ramp to code for easy access. Walking in you will notice this home has been freshly painted and upgraded. The stunning entry way leads you to the open concept floor plan of the 6 bedroom 2338 sqft of soaring space spread over one level. The kitchen is stunning with a massive island, dark cabinets, newer upgraded appliances, massive walk in pantry complete with metal shelving, large dining area and patio doors to your screened covered deck with gas fire table and BBQ space. Each bedroom is generous offering plenty of space for your furniture. The bathrooms have been renovated and remodelled. There is a large bright living room, family room, flex room and laundry room. You can also entertain your company in the finished loft on top of your recently built 50x25 shop!! Other recent upgrades to this home are in 2017 there has been a new furnace, hot water tank, pressure tank and asphalt shingles. This home is a must see and only 7 minutes east of Strathmore. Call your agent today!!

Inclusions:

ride on lawn tractor, shelving in pantry, 1 garage remote, television, tv wall mount, bar and 2 stools, gas fire table, alarm on septic, 3 storage sheds, 2 grain bins, raised garden boxes, swing set, green house

Property Listed By:

RE/MAX Realty Horizon

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













