



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**253067A TOWNSHIP ROAD 230 , Rural Wheatland County T1P 0T2**

MLS® #: **A2152621**

Area: **NONE**

Listing Date: **07/23/24**

List Price: **\$1,399,000**

Status: **Active**

County: **Wheatland County**

Change: **-\$96k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**  
Sub Type: **Agriculture**  
City/Town: **Rural Wheatland County**  
Year Built: **1970**

Lot Information

Lot Sz Ar: **2,896,304 sqft**  
Lot Shape:

Access:

Lot Feat: **Farm, No Neighbours Behind, Many Trees, Meadow, Pasture, Private, Secluded, Treed**  
Park Feat:

DOM

**55**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **0**  
Garage Sz:

Utilities and Features

Roof: **Metal**  
Heating: **Forced Air, Propane**  
Sewer: **Septic Field**  
Ext Feat:

Construction:  
Flooring:  
Water Source: **Well**  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings**  
Int Feat: **Separate Entrance**  
Utilities: **Natural Gas Available, Propane**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7' 4" x 5' 0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>14' 10" x 10' 11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14' 10" x 10' 11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9' 10" x 7' 5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14' 10" x 14' 8"</b>	<b>Laundry</b>	<b>Main</b>	<b>9' 4" x 8' 0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14' 9" x 14' 8"</b>	<b>Mud Room</b>	<b>Main</b>	<b>7' 6" x 6' 10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14' 10" x 12' 1"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>7' 3" x 6' 8"</b>
<b>Laundry</b>	<b>Lower</b>	<b>13' 0" x 6' 10"</b>	<b>Storage</b>	<b>Lower</b>	<b>3' 1" x 4' 5"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>9' 6" x 14' 6"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>9' 8" x 4' 11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9' 8" x 12' 5"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10' 0" x 17' 5"</b>
<b>Family Room</b>	<b>Lower</b>	<b>10' 9" x 22' 0"</b>			

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

7611296

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Remarks

Pub Rmks:

**TWO HOMES AND A LEGAL SUITE:** Discover this exceptional rural property featuring a beautifully renovated raised bungalow with front, and back door, and full-size windows to the lower-level legal suite. Meticulously crafted by a master carpenter, showcasing solid wood cupboards, doors, trim, engineered hardwood, chiseled edge travertine stone floors, with metal roof. This home has two separate furnaces, hot water tanks, wood stoves, extra one inch foam insulation with two inch tongue and groove cedar siding, and triple pane windows makes this home highly efficient. The property includes a well maintained 16 x 80, 1216 sq.ft. 1991 Triple E mobile home, which is constructed with 2x6 studs, pvc double pane windows, and vinyl siding. It also has a boot room, large deck, and a garden shed, which can be used for guests, or additional living space. The 66.49 acre property of agricultural land, pasture, and yard is fully fenced, and crossed fenced with twenty swinging metal gates. It also has permanent irrigation water rights with a high pressure gravity feed system, which requires no pump and can run over two quarter mile wheel lines at the same time. There is also a spring fed creek that runs through the property with a dug out. Two high capacity gpm. water wells are on the property, and can run everything individually, or in series. There are two insulated wood with metal clad barns, and concrete floors, which measure 100x36 feet joined by a walkway, and mechanical room, as well as a 100x26 foot metal clad pole barn with wooden floors, and stalls. There are five stock waterers with individual shut off valves, three metal clad shelters, as well as a 10x14 metal clad insulated building. This property is only 10 Min from Strathmore and 35 Min from Calgary. Don't miss the opportunity to see the immense potential, and value of this well maintained, and incredible property.

Inclusions:

Property Listed By:

Dishwasher 2- stoves 2 - Refrigerator 2 - Dryers 2 - washers 2 - Freeze 1 - window coverings  
eXp Realty

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