



THE
A-TEAM

**RE/MAX
FIRST**

203044A HIGHWAY 1 , Rural Wheatland County T0J 0S0

MLS® #: **A2153442**

Area: **NONE**

Listing Date: **07/29/24**

List Price: **\$680,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

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

Year Built: **1949**
Lot Information
Lot Sz Ar: **366,339 sqft**
Lot Shape:

Access:
Lot Feat: **Corner Lot,Farm,Front Yard,Lawn,Garden,Many Trees,Pasture**
Park Feat: **Quad or More Detached,RV Access/Parking,RV Garage**

DOM

51
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **1 and Half Storey,Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz: **8**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Laminate,Vinyl,Vinyl Plank**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Ceiling Fan(s),Open Floorplan,Tile Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 13`6"	Bedroom	Main	9`9" x 10`8"
Dining Room	Main	12`0" x 12`4"	Kitchen	Main	11`3" x 10`10"
Bonus Room	Main	6`4" x 8`3"	Bedroom - Primary	Upper	13`4" x 13`6"
Bedroom	Upper	13`4" x 12`3"	4pc Bathroom	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2010712

Zoning:
1

Remarks

Pub Rmks: **WOW what an opportunity to own a property close to a paved road. This property features 2 houses that are currently rented out with tenants that would love to stay!! 8.41 acres gives you loads of room for the 4 legged critters and the family. 2 large Quonsets make this a trucker or welders dream. The two quonsets measure at 40x80 and 36x54 and both have concrete and one is heated!! The main house features a newer roof, windows a fireplace and plenty of room for the family functions. A 3 piece bath located off the entrance makes cleaning up a breeze. 3 good sized bedrooms are also located on this level. The basement is partially finished and looking for you imagination to finish it. The original farm house has a large entrance, good working kitchen and a good sized dining room. Newer roof and windows have also been added to this house. This property has tons of potential, live in one house rent out the other or bring the in-laws!! Call your favorite realtor today!**

Inclusions: **na**
Property Listed By: **Century 21 Foothills Real Estate**

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