



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**274034A RANGE ROAD 243 , Rural Wheatland County TOM 0G0**

MLS®#: **A2158559**      Area: **NONE**      Listing Date: **08/17/24**      List Price: **\$688,000**  
 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: **1940**  
 Lot Information  
 Lot Sz Ar: **1,941,469 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Farm**  
 Park Feat: **Double Garage Detached,Garage Door Opener**

Finished Floor Area

Abv Sqft: **1,601**  
 Low Sqft:  
 Ttl Sqft: **1,601**

DOM

**96**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.0 (2 0)**  
 Style: **Acreage with Residence,Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer: **Holding Tank**  
 Ext Feat: **None**  
 Construction: **Stucco,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood,Laminate**  
 Water Source: **Well**  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`4" x 17`2"	Kitchen	Main	11`7" x 23`2"
Bedroom - Primary	Main	11`2" x 12`10"	Bedroom	Main	8`11" x 13`8"
Bedroom	Main	12`1" x 13`7"	Bedroom	Main	9`0" x 9`6"
Other	Main	5`7" x 9`6"	4pc Bathroom	Main	

3pc Ensuite bath

Main

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**1**

Remarks

Pub Rmks: **This expansive 44.57-acre property, nestled north of Nightingale, offers endless possibilities. Once a bustling dairy farm, the property still boasts a substantial 10,000 square foot barn, built circa 1940, and is complemented by a charming, well-maintained home. The versatile barn, with its impressive size, presents a prime opportunity for conversion into various commercial or agricultural ventures. The land is equipped with fenced corrals and a stock water supply, with potential for additional water sources. The 1,600 square foot main house has been thoughtfully updated, including a modern bathroom and a fully renovated plumbing system. The spacious kitchen features ample cabinetry, counter space, a walk-in pantry, and a cozy dining area. The inviting living room boasts built-in shelves and a picturesque view. A private master suite with an ensuite bathroom, three additional bedrooms, and a convenient main-floor laundry room complete the home's comfortable layout. Additional structures on the property include a 40x90 shop, a double garage, and a single garage. A second dwelling is also present but requires renovation. Enjoy breathtaking views from this exceptional property. Directions: From Strathmore, head north on Highway 817. Turn east onto Range Road 564, then north onto Nightingale Road. Continue to Township Road 274, turn east, and then left onto Range Road 243. The main house offers 1600 square feet of living space with character and modern updates, including a renovated plumbing system. It features a large kitchen, spacious living room, and a master bedroom with an ensuite bathroom. The property is fenced for livestock, with a stock water supply and potential for additional water sources. Enjoy stunning views from this historic property with ample space for various uses.**

Inclusions:  
Property Listed By: **None**  
**Synterra Realty**

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







