



THE
A-TEAM

**RE/MAX
FIRST**

244062 RANGE ROAD 251 , Rural Wheatland County T1P 0P1

MLS® #: **A2159745** Area: **NONE** Listing Date: **11/01/24** List Price: **\$1,200,000**
 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: **1992**
Lot Information
 Lot Sz Ar: **1,235,797 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,757**
 Low Sqft:
 Ttl Sqft: **1,757**

DOM

50
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Acreeage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Environmental Reserve,Farm,Few Trees,Front Yard,Garden,Gentle Sloping,Greenbelt Off Street**
 Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic Field,Septic System**
 Ext Feat: **Fire Pit**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s)**
 Utilities: **Cable at Lot Line,Cable Available,Electricity Paid For,Heating Paid For**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 9`5"	4pc Ensuite bath	Main	14`9" x 8`3"
Bedroom	Main	10`4" x 12`11"	Dining Room	Main	16`1" x 11`6"
Kitchen	Main	15`10" x 20`8"	Laundry	Main	15`2" x 9`10"
Living Room	Main	16`1" x 15`4"	Bedroom - Primary	Main	14`8" x 13`9"
Walk-In Closet	Main	9`0" x 7`11"	4pc Bathroom	Lower	7`11" x 9`6"
Bedroom	Lower	12`0" x 11`10"	Bedroom	Lower	12`0" x 11`10"
Game Room	Lower	18`4" x 35`0"	Storage	Lower	18`8" x 5`9"
Furnace/Utility Room	Lower	13`7" x 25`11"			

Title:
Fee Simple
Legal Desc:

Zoning:
AG

Remarks

Pub Rmks: **Awesome Acreage. Private. TREED. 28.37 Acres. Pasture lands and 7 Acres Hay. Fenced and Cross Fenced. Amazing Acreage 2 minutes North of Town of Strathmore. Property borders the Western Irrigation Canal. Surrounded by mature trees. VIEWS. Irrigation yard and garden contract. A very unique setting . House shows very well recently upgraded. Walkout Basement Developed. Bring your livestock horses, goats, and chickens. This Farm House. Bungalow is right for you and your family. Bright and Spacious Country Style Kitchen maple cupboards have 'soft close'. Large island and lots of counter space. Newer windows, shingles and siding.. Enjoy the large completed addition. Green Green Grass of HOME. Fruit Trees. Garden Area**

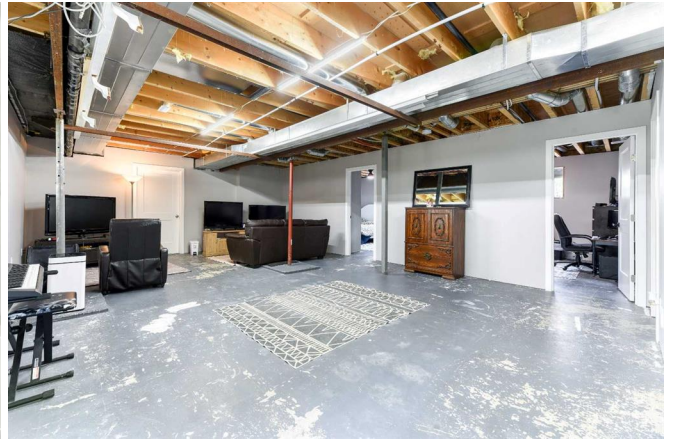
Inclusions:
Property Listed By: **N/A**
RE/MAX Landan Real Estate

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













244062 Range Rd 251, Wheatland County, AB

Basement (Below Grade) Exterior Area 1633.14 sq ft
Interior Area 1517.84 sq ft



0 10 20

PREPARED: 2024/08/23



White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Main Floor Exterior Area 1787.64 sq ft
Interior Area 1639.00 sq ft



0 10 20

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