



THE
A-TEAM

**RE/MAX
FIRST**

254041 TWP ROAD 252 , Strathmore T1P 0W5

MLS®#: **A2163795** Area: **NONE** Listing Date: **09/22/24** List Price: **\$1,495,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Strathmore**
 Year Built: **1996**
 Lot Sz Ar: **304,920 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,428**
 Low Sqft:
 Ttl Sqft: **2,428**

DOM

90
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

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

Access:
 Lot Feat: **Cleared, Corners Marked, Lawn, Garden, Greenbelt, Landscaped, Level, Many Trees, Pasture, Subdivided**
 Park Feat: **Double Garage Attached, Garage Door Opener, Heated Garage, Oversized, RV Access/Parking**

Utilities and Features

Roof: **Asphalt**
 Heating: **In Floor, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Garden, Private Yard, Storage**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Natural Woodwork, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`2" x 15`0"
Breakfast Nook	Main	15`5" x 11`4"
Office	Main	10`3" x 9`0"
2pc Bathroom	Main	5`0" x 4`10"
4pc Ensuite bath	Upper	8`5" x 6`6"
Bedroom	Upper	13`2" x 8`0"
Family Room	Lower	25`10" x 24`6"

Room	Level	Dimensions
Dining Room	Main	16`2" x 12`0"
Kitchen	Main	15`5" x 12`11"
Mud Room	Main	9`3" x 16`7"
Bedroom - Primary	Upper	18`11" x 16`5"
Bedroom	Upper	12`1" x 12`0"
4pc Bathroom	Upper	8`6" x 5`11"
4pc Bathroom	Lower	7`11" x 7`5"

Bedroom	Lower	11`6" x 13`0"	Bedroom	Lower	11`9" x 10`9"
Storage	Lower	9`11" x 3`7"	Furnace/Utility Room	Lower	12`2" x 12`2"
Legal/Tax/Financial					

Title: Zoning:
Fee Simple **AG**
 Legal Desc: **2312355**

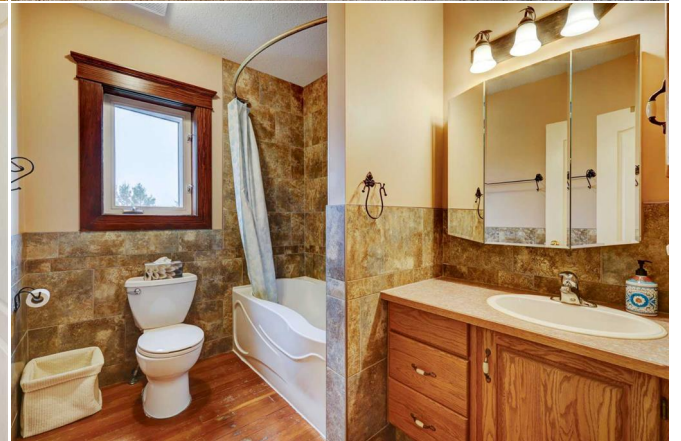
Remarks

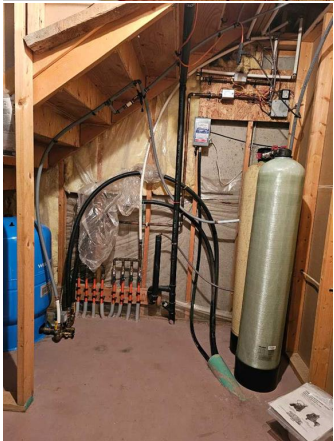
Pub Rmks: **Then one day, along came the ideal acreage...it has everything you ever wanted in a space you can work and live!!! Arriving at this beautiful 7 acre parcel, located just 10 km from Strathmore, mature larch trees guide you up the driveway to a nostalgic 1919 EATON'S CATALOGUE house moved from Baintree AB in 1996, when it was completely refurbished with a 12 foot addition to the entire East end of the home. With just over 3700 sf of living space and a tasteful mix of original finishes and updated essentials, this home has so much to offer . The heart of the home, the spacious kitchen, will accommodate a couple of cooks. Bright and roomy, the breakfast nook (but a nook on a larger scale) has access to the South deck and great views of the private main yard. A formal dining room, with original hardwood floors, the den and the living room with West views complete the main level... all featuring 9 foot ceilings. In the upper level, 3 bedrooms and 2 full bathrooms complete the space. I will mention the primary bedroom is like a studio suite with the vaulted ceilings, 2 closets, and the walk in closet is one most will surely appreciate. The Fully developed lower level encompasses 2 additional bedrooms and a full bathroom. The in-floor heating system keeps this space comfortable in all seasons and is great for family movie nights or games nights! The in-slab heat also services the over-sized double attached garage! Let's look beyond the house... Super private landscaped yard with copious mature trees, large vegetable garden with accompanying insulated and powered shed, a 24x30 garage at the south end of the manicured yard, an insulated 32X40 barn with 2 overhead doors, water hydrant and prepared for permanent stalls, attached livestock shelter, a 30X36 heated workshop with access to the 34X36 second barn and tack room with water, PLUS a 32X36 shop, added in 2003, with 2 overhead doors (1: 12x14 2:16x7), heated, and as a bonus: 19X31 enclosed mezzanine with 3 pc Bathroom. This space is currently and ideally being used as the home office. This is a fantastic space for a home-based business. Take advantage of some tax benefits operating your business from home! Zoned for Agricultural General, there are many land use options for this acreage. Take a breath. Read this again. View the video and the photos. Take a look again outside...there are 3 Ritchie livestock waterers servicing 10 pens, a grain storage shed, pasture...options. Look at the map...this property is just South of Hwy 564, only 1/2 hour from Calgary International Airport! Kids get picked up for school (Golden Hills School District) right at the house as the school bus can safely turn around in the yard (as can a semi tractor and trailer). Seller also notes it is a nice ride on your horse along the WID canal! Your Realtor® can download the list of all the details and book a private viewing of this never before offered well maintained acreage. Create your own history here! Don't let it slip away...**

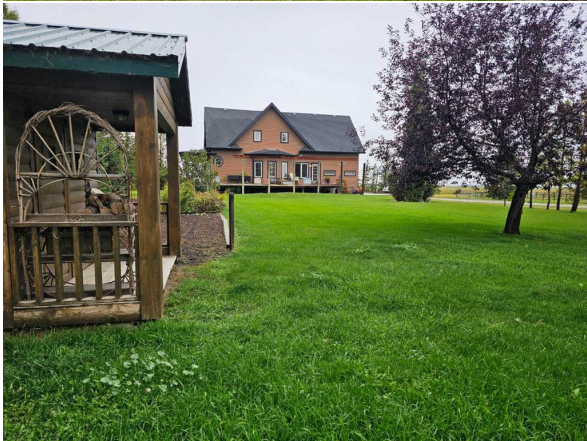
Inclusions: **FRIDGE, ELECTRIC STOVE, BUILT IN DISHWASHER, WOOD BLINDS, CEILING FAN(S), LOCKER IN MUDROOM, WASHER, DRYER, GARAGE DOOR OPENER AND REMOTE(S), HOODFAN, WORKBENCHES**
 Property Listed By: **CIR Realty**

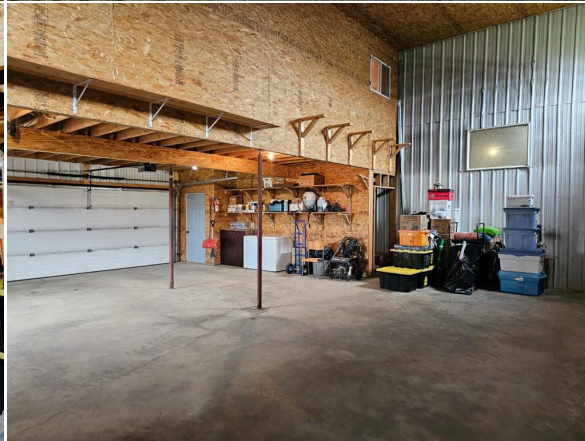
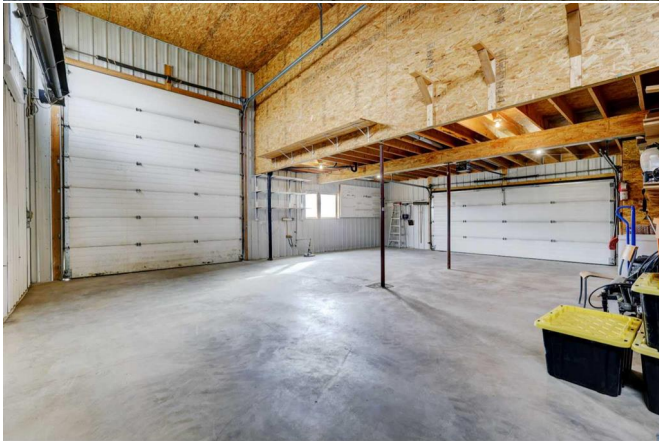
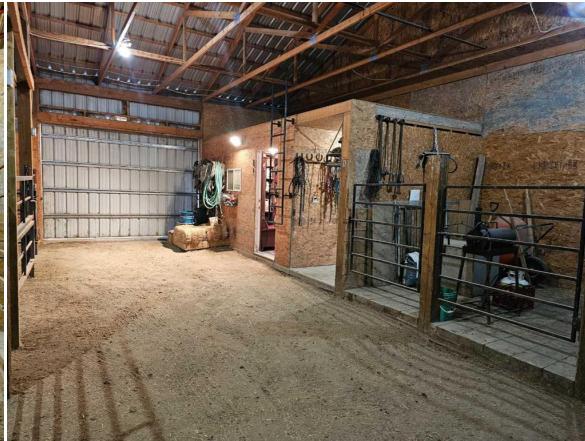
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













254041 Township Rd 252, Lyalta, AB

Main Floor Exterior Area 1327.22 sq ft
Interior Area 1244.45 sq ft
Excluded Area 552.91 sq ft



PREPARED: 2024/09/21

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

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2nd Floor Exterior Area 1191.34 sq ft
Interior Area 1217.20 sq ft
Excluded Area 175.28 sq ft

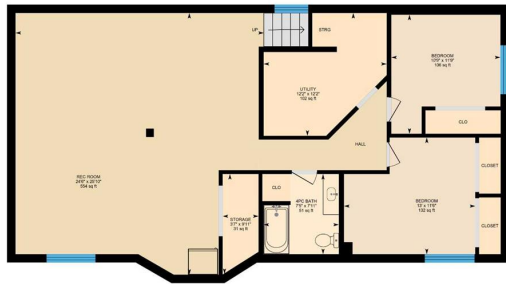


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Basement (Below Grade) Exterior Area 1280.23 sq ft
Interior Area 1187.12 sq ft



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