

242047 TOWNSHIP ROAD 244 , Rural Wheatland County T1P 1J6

MLS® #: **A2163919** Area: **NONE** Listing Date: **09/08/24** List Price: **\$600,000**
 Status: **Active** County: **Wheatland County** Change: **-\$30k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Wheatland County**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **130,680 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,216**
 Low Sqft:
 Ttl Sqft: **1,216**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
 Garage Sz:

Access:
 Lot Feat: **Low Maintenance Landscape,Level,Standard Shaped Lot,Private,See Remarks,Views**
 Park Feat: **RV Access/Parking**

Utilities and Features

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

Construction: **Composite Siding,See Remarks**
 Flooring: **Laminate,Linoleum**
 Water Source: **Well**
 Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Dryer,Gas Stove,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **Skylight(s),Vaulted Ceiling(s)**
 Utilities: **Electricity Paid For,Heating Paid For,Phone Not Available,Water Paid For**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`10" x 12`0"	4pc Ensuite bath	Main	8`1" x 9`1"
Mud Room	Main	8`5" x 7`3"	Laundry	Main	5`11" x 7`3"
Eat in Kitchen	Main	14`10" x 14`10"	Living Room	Main	16`4" x 14`10"
Bedroom	Main	11`1" x 9`6"	4pc Bathroom	Main	7`6" x 5`0"
Bedroom	Main	9`6" x 9`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0413693

Zoning:
CR

Remarks

Pub Rmks:

Bird Lovers Paradise. Bring your horses. It's In to Be Out. Enjoy Country Living. The Views are Amazing. Quiet. Just a mile of Gravel. 3 Great Acres to Enjoy. Prime Building Sites. Fully Serviced. Enjoy the present spacious home. Live here knowing you have the option to stay while you build your dream home. Affordable Acreage. Add a Shop, Garage, Build House of Choice. Home Sweet Home. Fully Serviced. Power is underground. Natural Gas Fenced. You will love the 360 degree Amazing Views. Sunsets. Stars. New Flooring, Open Concept. 3 Great Sized Bedrooms. 2 Full Bathrooms. 3 Exterior Exits. Front and Back Door plus Patio Doors onto massive South Deck. 32' X 12' Feet. Kitchen Skylight. Under Ground Services. Well Pump House. Enjoy sunrises and sunsets. Peace and quiet. Back to Nature the easy way. Fenced. Qualifies for 5% Down payment Canada Mortgage and Housing. CMHC. Just 10 Minutes to Strathmore, Schools, Arena, Church, Shopping. Walmart. Home. Home on the Range. Showing Times Week Days 5-8 pm. Saturday and Sunday by appointment

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









