



THE
A-TEAM

**RE/MAX
FIRST**

253080A RANGE ROAD 182 , Rural Wheatland County T0J1S0

MLS® #: **A2165971** Area: **NONE** Listing Date: **09/15/24** List Price: **\$510,000**
Status: **Active** County: **Wheatland County** Change: **+\$155k, 13-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Wheatland County**
Year Built: **1970**
Lot Information
Lot Sz Ar: **236,966 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,614**
Low Sqft:
Ttl Sqft: **1,614**

DOM

66
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Many Trees,Paved**
Park Feat: **RV Access/Parking**

Utilities and Features

Roof: **Metal**
Heating: **Forced Air,Natural Gas**
Sewer: **Holding Tank**
Ext Feat: **Dog Run,Private Entrance,Storage**

Construction: **Veneer,Wood Frame**
Flooring: **Vinyl**
Water Source: **Well**
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Laminate Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 21`0"	Bedroom - Primary	Main	7`1" x 21`0"
Bedroom	Main	10`0" x 9`0"	Dining Room	Main	12`0" x 17`0"
Kitchen	Main	18`0" x 8`0"	3pc Bathroom	Main	7`0" x 7`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9511461

Zoning:
AG

Remarks

Pub Rmks:

Rare opportunity! This 5.44+ arc farm has 1,614 square feet manufactured house on a cinder block foundation. There are 2 separate highway and range roads entrance with pavement right to your driveway. There are two wired arch rib Quonsets (one is 1,536 square feet and another one is 1,023 square feet) have forced air unit heaters in them and concrete floor. There is plenty of sheds and rooms for chickens, duck, goose, turkey, sheep, cows and horses. Amazing locations, 30 minutes driving from Drumheller and directly across from the Duck Lake Hall. Currently there are month to month lease with the rent \$2300+utilities. Good to buy, good to live, and good to invest.

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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





