



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: **\$355,000**  
 Status: **Active**      County: **Wheatland County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**      DOM  
 Sub Type: **Detached**      **4**  
 City/Town: **Rural Wheatland County**      Layout  
    Finished Floor Area      Beds: **2 (2 )**  
    Abv Sqft: **1,614**      Baths: **1.0 (1 0)**  
    Low Sqft:      Style: **Acreage with**  
    Ttl Sqft: **1,614**      **Residence,Bungalow**

Lot Information  
 Lot Sz Ar: **454,766 sqft**  
 Lot Shape:

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**      Construction: **Veneer,Wood Frame**  
 Heating: **Forced Air,Natural Gas**  
 Sewer: **Holding Tank**      Flooring: **Vinyl**  
 Ext Feat: **Dog Run,Private Entrance,Storage**      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           |
|--------------------|-------------|----------------------|--------------------------|-------------|----------------------|
| <b>Living Room</b> | <b>Main</b> | <b>15`0" x 21`0"</b> | <b>Bedroom - Primary</b> | <b>Main</b> | <b>7`1" x 21`0"</b>  |
| <b>Bedroom</b>     | <b>Main</b> | <b>10`0" x 9`0"</b>  | <b>Dining Room</b>       | <b>Main</b> | <b>12`0" x 17`0"</b> |
| <b>Kitchen</b>     | <b>Main</b> | <b>18`0" x 8`0"</b>  | <b>3pc Bathroom</b>      | <b>Main</b> | <b>7`0" x 7`0"</b>   |

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:

**N/A**

Property Listed By:

**Century 21 Bamber Realty LTD.**

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





