



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**253080B RANGE ROAD 182 , Rural Wheatland County T0J1S0**

MLS® #: **A2165972** Area: **NONE** Listing Date: **09/15/24** List Price: **\$450,000**  
Status: **Active** County: **Wheatland County** Change: **+\$150k, 13-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Detached**  
City/Town: **Rural Wheatland County**  
Year Built: **1930**  
Lot Information  
Lot Sz Ar: **217,800 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,116**  
Low Sqft:  
Ttl Sqft: **1,116**

DOM

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

Parking

Ttl Park: **0**  
Garage Sz: **4**

Access:  
Lot Feat: **Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Corner Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Holding Tank**  
Ext Feat: **Storage**

Construction: **Stucco,Wood Frame**  
Flooring: **Laminate**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Freezer,Refrigerator,Washer/Dryer**  
Int Feat: **Laminate Counters,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`6" x 11`7"	Bedroom	Main	11`0" x 10`4"
Den	Main	12`0" x 7`0"	Kitchen	Main	11`0" x 17`2"
Living Room	Main	2`2" x 11`4"	3pc Bathroom	Main	8`0" x 7`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9511461**

Zoning:  
**AG**

Remarks

Pub Rmks: **Rare opportunity! This acreage has 5 arc land, 1,116 square feet bungalow detached house, and 583 square feet detached garage on amazing locations, 30 minutes driving from Drumheller and directly across from the Duck Lake Hall. There are 2 separate highway and range roads entrance with pavement right to your driveway. Brand new appliances (refrigerator, stove, washer/Disher), windows, hot water tank, roof. Currently, there is month to month lease with rent \$1600+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**







