



THE
A-TEAM

**RE/MAX
FIRST**

231020 RANGE ROAD 250 Road, Rural Wheatland County T1P 0S6

MLS®#: **A2170075** Area: **NONE** Listing Date: **01/29/25** List Price: **\$1,589,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Wheatland County**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **3,463,020 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,802**
 Low Sqft:
 Ttl Sqft: **1,802**

DOM

39
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

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

Access:
 Lot Feat: **Farm,Fruit Trees/Shrub(s),Level,Low Maintenance Landscape,Many Trees,No Neighbours Behind,Pasture,Private,Rectangular Lot,Seasonal Water**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Metal**
 Heating: **Boiler,In Floor**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Fire Pit,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	7`10" x 6`9"
Bedroom	Main	11`0" x 10`3"
Bonus Room	Main	8`8" x 10`8"
Dining Room	Main	12`6" x 13`1"
Kitchen	Main	12`0" x 13`0"
Living Room	Main	18`3" x 13`11"

Room	Level	Dimensions
4pc Ensuite bath	Main	11`10" x 13`7"
Bedroom	Main	11`4" x 10`3"
Breakfast Nook	Main	7`0" x 7`11"
Foyer	Main	8`2" x 9`1"
Laundry	Main	8`10" x 7`4"
Mud Room	Main	10`4" x 7`9"

Bedroom - Primary
Walk-In Closet

Main
Main

18`0" x 14`10"
6`0" x 9`10"

Storage

Main

9`1" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
AG

Remarks

Pub Rmks: **Your desire is to live off the land...here is your next home! Nestled on a sprawling 79.5 acre property, located at the end of a private, winding 1/2 mile driveway, this charming 1800 sf, 3-bedroom bungalow offers the perfect blend of comfort and functionality. Built on slab with in-floor heating, the home features an open-concept layout designed for easy living and entertaining. The spacious main floor includes a large master suite with a walk-in closet, lovely ensuite bathroom and a separate nursery or workout room. The laundry room is located across the hall for added convenience and two more generously sized bedrooms complete the floor plan. The kitchen is complete with loads of custom designed, hickory cabinetry, black appliances, and a huge island that anchors the space. A double attached oversized garage provides easy & accessible parking, ample storage and workspace. Recent updates to the home include a brand-new metal roof installed in 2024, ensuring durability for years to come. Step outside to enjoy the beautiful north-facing patio, ideal for relaxing and enjoying the sun rise and set, or unwind on the covered south-facing patio, perfect for enjoying sunny days. Situated on 79.5 acres, this property offers 20 acres of lush pasture and 57 acres of highly productive hay fields, ideal for agricultural pursuits. The land also features seasonal water flow in the canal from April to October, providing additional water access for farming or irrigation needs. Fruit trees dot the property, and a roughed-in underground sprinkler system is ready to keep your landscape lush and green. With 58 acres of irrigation rights and included irrigation equipment, this acreage is set up to thrive. All of this is just a short 12-minute drive from Strathmore and a 25 minute drive from Deerfoot Trail, combining rural privacy with convenient access to town amenities. For additional workspace and storage there is a 24x38 metal frame shop with sliding barn style doors. The shop currently has a woodburning stove to take the winter chill off while you complete your work. Whether you're looking to farm, garden, or simply enjoy the peaceful country lifestyle, this property offers endless potential and charm. Call your awesome Realtor today and book a viewing!**

Inclusions: **Shed; 318 Chrysler motor; main line; wheelmoves; monarch pump; 2H jacuzzi pump**

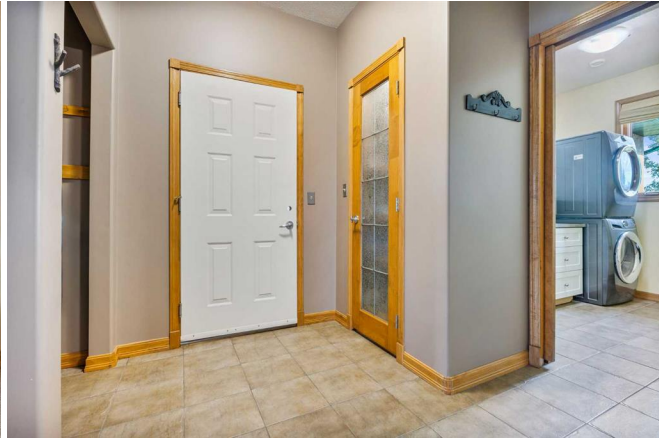
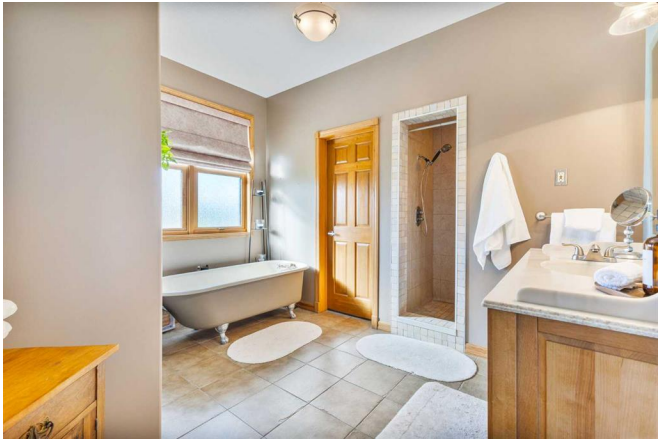
Property Listed By: **CIR Realty**

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













231020 Range Rd 250, Wheatland County, AB

Main Floor Exterior Area 1802.07 sq ft
Interior Area 1873.31 sq ft
Excluded Area 630.93 sq ft



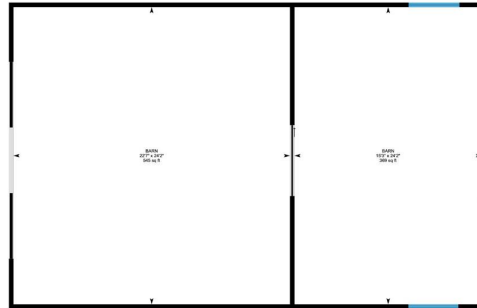
PREPARED: 2024/10/03



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

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Detached Shop Excluded Area 935.87 sq ft



PREPARED: 2024/10/03



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