



THE
A-TEAM

**RE/MAX
FIRST**

253007 RANGE ROAD 245 , Rural Wheatland County T1P 1K5

MLS®#: **A2171138** Area: **NONE** Listing Date: **10/05/24** List Price: **\$719,999**
 Status: **Active** County: **Wheatland County** Change: **-\$30k, 21-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Residential Detached**
 City/Town: **Rural Wheatland County**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **130,680 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,173**
 Low Sqft:
 Ttl Sqft: **1,173**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

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

Access:
 Lot Feat: **Few Trees,Lawn**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic System**
 Ext Feat: **Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Double Vanity,Skylight(s),Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	11`4" x 12`4"	Dining Room	Main	15`6" x 6`6"
Kitchen	Main	13`8" x 11`10"	Living Room	Main	15`6" x 13`3"
Bedroom - Primary	Main	15`4" x 3`6"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1010264**

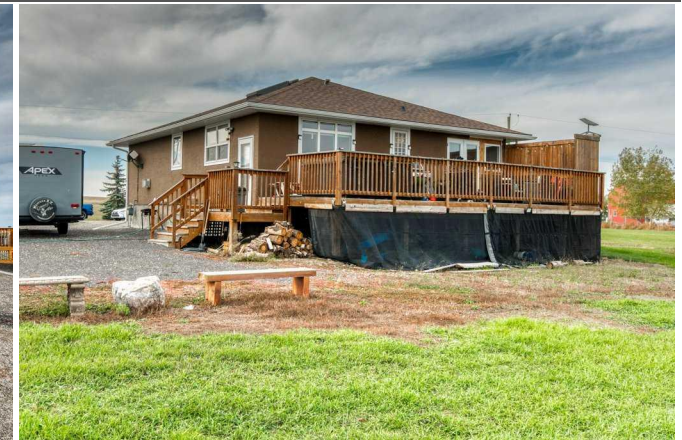
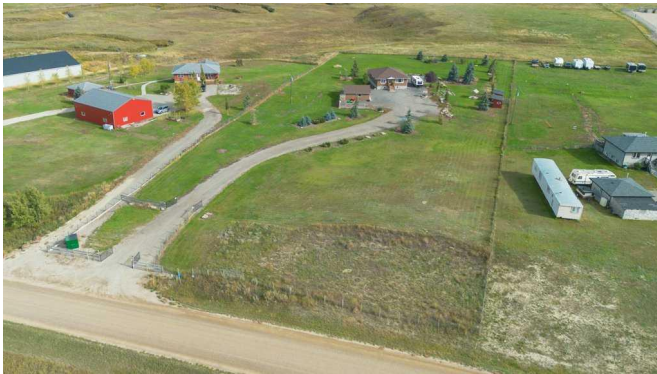
Zoning: **CR**

Remarks

Pub Rmks: **Discover your perfect country retreat with this captivating 3-acre property in Wheatland County. This beautifully updated bungalow blends modern comforts with rustic charm. The home boasts central air, original hardwood floors, and a kitchen designed with functionality in mind, featuring stainless steel appliances, built-in pantry, and plenty of cabinet and counter space. Bathed in natural light from an abundance of windows and a strategically placed skylight, the open dining area invites you to savor your meals with stunning views all around. Relax in the cozy living room with a gas fireplace and custom mantle, creating the ideal space for chilly evenings. This home offers 2 bedrooms and 2 baths. The primary suite has a new ensuite with soaker tub, walk in shower and double vanity. Step outside to your private sanctuary— grounds perfect for relaxation and entertaining, complete with a hot tub, fire pit, picnic spots, and shaded areas for gatherings with loved ones. The home's spacious unfinished basement with 9foot ceilings, large windows, and bathroom rough-in offers endless potential for customization, allowing you to bring your design dreams to life. Additional highlights include a 2012 foundation, high-efficiency furnace, newer hot water tank, central air conditioning, and an oversized detached double garage with RV parking. For added convenience, the property also includes a second well and septic system, providing flexibility for RVs or animals. Situated just 45 minutes from Calgary and 15 minutes from Strathmore, this rural paradise offers the peace and privacy of country living without sacrificing access to city amenities. Whether you're a growing family or looking to downsize, this serene acreage is a rare opportunity to enjoy the best of both worlds in the heart of Alberta's beautiful countryside.**

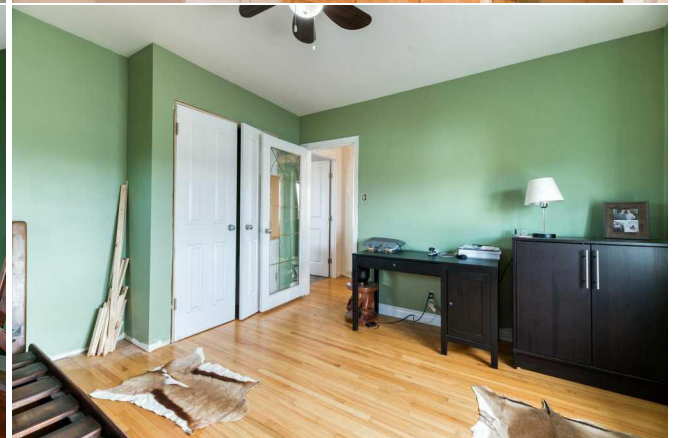
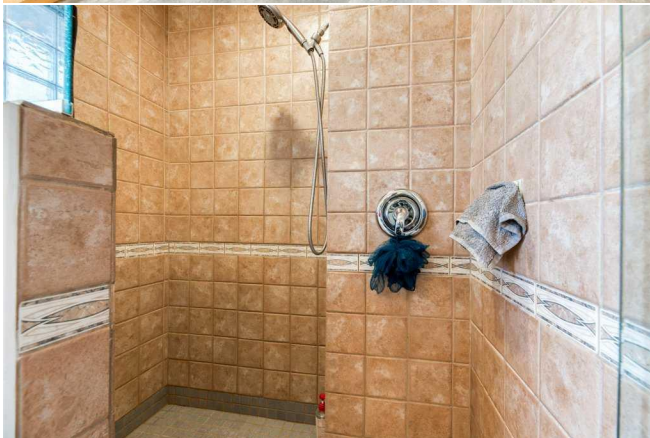
Inclusions: **security cameras, hot tub, 2 sheds**
Property Listed By: **RE/MAX Key**

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











253007 Range Rd 245, Wheatland County, AB

Main Floor Exterior Area 1173.28 sq ft
Interior Area 1508.06 sq ft

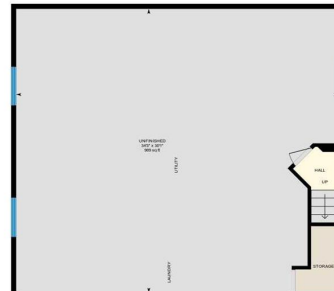


PREPARED: 2024/10/05

White regions are excluded from total floor area in 05/05E floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1101.48 sq ft
Interior Area 1030.74 sq ft

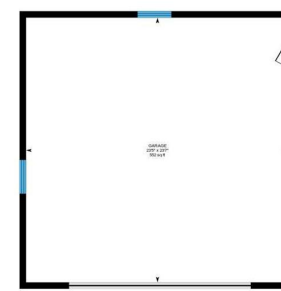


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Garage (Detached) Excluded Area 502.20 sq ft



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