



THE
A-TEAM

**RE/MAX
FIRST**

233001 RANGE ROAD 250 , Rural Wheatland County T1P 0W9

MLS® #: **A2172537** Area: **NONE** Listing Date: **10/11/24** List Price: **\$1,075,000**
 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: **2022**
Lot Information
 Lot Sz Ar: **217,800 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,595**
 Low Sqft:
 Ttl Sqft: **1,595**

DOM

7
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **3**

Access:

Lot Feat: **Lawn, Landscaped, Private, Rectangular Lot**
 Park Feat: **220 Volt Wiring, Garage Door Opener, Gravel Driveway, Heated Garage, Oversized, Triple Garage Detached, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Propane**
 Sewer: **Mound Septic, Septic Tank**
 Ext Feat: **BBQ gas line, Garden**

Construction: **Concrete, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer**
 Int Feat: **Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)**
 Utilities: **Propane**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`5" x 23`7"	Kitchen	Main	14`0" x 12`0"
Dining Room	Main	14`0" x 14`11"	Bedroom - Primary	Main	15`0" x 13`8"
Walk-In Closet	Main	4`9" x 7`4"	3pc Ensuite bath	Main	8`5" x 7`4"
4pc Bathroom	Main	8`4" x 4`11"	Bedroom	Main	10`3" x 13`5"
Bedroom	Main	10`3" x 14`1"	Game Room	Basement	26`5" x 40`11"
Furnace/Utility Room	Basement	13`2" x 10`4"	4pc Bathroom	Basement	8`0" x 4`11"

Bedroom	Basement	12`11" x 11`11"	Bedroom Legal/Tax/Financial	Basement	12`11" x 11`7"
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Title: Fee Simple Legal Desc:	1810454	Zoning: Country Residential	Remarks
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Pub Rmks: **This property combines the best of both worlds: a tranquil country setting with the convenience of urban living, this home has it all! This Beautiful property offers 5 acres of serene countryside while being just minutes away from local amenities. Perfect for families, hobbyists, or anyone seeking a peaceful lifestyle with the convenience of nearby shops, schools, and restaurants. Getting the kids off to school will be simple, as school bus does pick up and drop off right at your drive way . The open concept living area boasts vaulted ceilings and large windows, filling the space with natural light. You'll love the modern kitchen with stainless steel appliances, Quartz counter tops and a large island perfect for gatherings. You will find 3 bedrooms upstairs which includes a spacious primary with a walk in closet and 3 piece ensuite. Main floor laundry with Maytag washer and dryer will provide convenience and function. Head down to your bright and open basement and enjoy the massive recreation room with ample windows, 2 additional bedrooms and 3 piece bathroom. Outside you will find a large covered deck with dura decking, a fenced garden area with hydrant so watering will be a breeze. This property includes a large shop with 2 oversized doors, 200 amp service, 220 wiring, and a hydrant for water inside. New Home Warranty Includes: Mechanical Systems Coverage 5/23/2025; Building Envelope Defect 5/23/2028; Structural Coverage 5/23/2033.**

Inclusions: **Window Coverings, furniture is negotiable.**
 Property Listed By: **Royal LePage Wildrose Real Estate-Drumheller**

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













233001 Range Rd 250, Carseland, AB

Main Floor Exterior Area 1596.93 sq ft
Interior Area 1503.93 sq ft



PREPARED: 2024/10/11

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

233001 Range Rd 250, Carseland, AB

Basement (Below Grade) Exterior Area 1573.34 sq ft
Interior Area 1481.85 sq ft

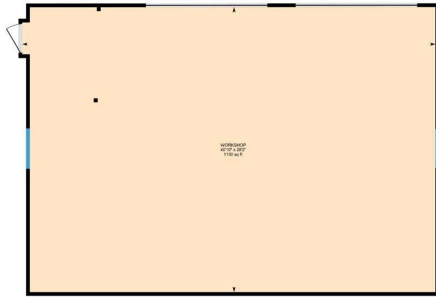


PREPARED: 2024/10/11

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233001 Range Rd 250, Carseland, AB

Detached Garage Exterior Area 1132.16 sq ft
Interior Area 1132.12 sq ft



PREPARED: 2024/10/11



While regions are excluded from total floor area in GUADE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.