



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255002 RANGE ROAD 241 , Rural Wheatland County T1P 0K9**

MLS®#: **A2178086**

Area: **NONE**

Listing Date: **11/05/24**

List Price: **\$2,200,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Detached**  
City/Town: **Rural Wheatland County**  
Year Built: **1970**

Lot Information

Lot Sz Ar: **10,236,600 sqft**  
Lot Shape:

Access:

Lot Feat: **Creek/River/Stream/Pond,Farm,Few Trees,Front Yard**  
Park Feat: **Quad or More Detached**

DOM

**46**

Layout

Beds: **6 (3 3)**  
Baths: **2.5 (2 1)**  
Style: **3 Level Split,Acreage with Residence**

Parking

Ttl Park: **0**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air**  
Sewer: **Septic System**  
Ext Feat: **Fire Pit,Private Yard**

Construction: **Stucco**  
Flooring: **Carpet,Parquet,Tile**  
Water Source: **Well**  
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	21`2" x 21`2"
Dining Room	Main	11`1" x 11`7"
Entrance	Main	8`7" x 4`1"
4pc Bathroom	Upper	10`5" x 5`7"
Bedroom	Upper	9`11" x 10`0"
Balcony	Upper	4`9" x 14`0"

Room	Level	Dimensions
Living Room	Main	15`10" x 19`8"
Kitchen	Main	12`3" x 11`0"
Balcony	Main	15`0" x 10`5"
Bedroom	Upper	10`10" x 10`2"
Bedroom - Primary	Upper	14`6" x 12`0"
4pc Ensuite bath	Upper	4`10" x 9`2"

<b>Loft</b>	<b>Upper</b>	<b>21`11" x 9`11"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>11`6" x 11`7"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`7" x 12`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>8`3" x 10`6"</b>
<b>Laundry</b>	<b>Lower</b>	<b>5`5" x 6`6"</b>	<b>Mud Room</b>	<b>Lower</b>	<b>7`8" x 4`4"</b>
<b>2pc Bathroom</b>	<b>Lower</b>	<b>5`11" x 4`8"</b>	<b>Storage</b>	<b>Basement</b>	<b>17`2" x 15`0"</b>
<b>Storage</b>	<b>Basement</b>	<b>7`5" x 6`1"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`2" x 23`8"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **AG**  
 Legal Desc:

Remarks

Pub Rmks: **wow....!!! 235 acres with 50 acres of irrigation rights....approx 205 acres cultivated .balance pasture.....2204 sq. ft. home with some upgrades.... such as septic tank....furnaces....bathrooms.... it has a shop 26 x 32.....quonset..... Note: drainage pipe running under ground from the NE 25 to the north under SE 35 draining into the coulee to the north....**

Inclusions: **none**

Property Listed By: **RE/MAX Realty Horizon**

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