



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

Finished Floor Area
Abv Sqft: **2,204**
Low Sqft:
Ttl Sqft: **2,204**

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

DOM

9
Layout
Beds: **6 (3 3)**
Baths: **2.5 (2 1)**
Style: **3 Level Split,Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz:

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

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

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

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 culitvated .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