



THE
A-TEAM

**RE/MAX
FIRST**

250037 RANGE ROAD 250 , Rural Wheatland County T1P 1K5

MLS®#: **A2183318**

Area: **NONE**

Listing Date: **12/14/24**

List Price: **\$525,000**

Status: **Active**

County: **Wheatland County**

Change: **+\$473k, 16-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Wheatland County**
Year Built: **1983**

Finished Floor Area
Abv Sqft: **1,279**
Low Sqft:
Ttl Sqft: **1,279**

DOM

16
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Acreage with Residence, Bungalow**

Lot Information

Lot Sz Ar: **130,680 sqft**
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Garden**

Construction: **Manufactured Floor Joist**
Flooring: **Laminate, Linoleum**
Water Source: **Well**
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **None**
Int Feat: **No Smoking Home, Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	9`4" x 9`1"
Living Room	Main	15`0" x 15`4"
Dining Room	Main	16`5" x 7`0"
2pc Bathroom	Main	2`7" x 6`7"
Furnace/Utility Room	Main	2`0" x 2`3"
4pc Bathroom	Main	7`9" x 7`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	11`5" x 9`5"
Eat in Kitchen	Main	16`5" x 8`3"
Bedroom	Main	8`11" x 9`9"
Bedroom	Main	7`8" x 9`9"
Laundry	Main	7`9" x 7`7"
Bedroom - Primary	Main	10`3" x 12`11"

Title:
Fee Simple
Legal Desc:

Zoning:
CR

9011032

Remarks

Pub Rmks: **Country Roads Take You Home. Bring your family, pets, livestock. Horses. Affordable Acreage. 3 Acres. Spacious Home Open Concept 1983 MOBILE. Recently renovated flooring, drywall, windows. 1280 SQUARE FEET 3 Bedrooms. plus office area. Garage is 23.8X21.6. Relax on the Porch 49'X9'. Deck 14X 9. Main Floor Living at Best. Enjoy the sunsets and the sunrises. Just 5 minutes to Town of Strathmore. Main Floor Living At Best. Drilled Water Well. No Monthly Water Bill. Immediate Occupancy.**

Inclusions:
Property Listed By: **N/A**
RE/MAX Landan Real Estate

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











