



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**250077 261 RANGE Road, Rural Wheatland County T1P 0T4**

MLS®#: **A2186818**

Area: **NONE**

Listing Date: **01/10/25**

List Price: **\$1,490,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**  
Sub Type: **Agriculture**  
City/Town: **Rural Wheatland County**

Finished Floor Area  
Abv Sqft: **1,166**  
Low Sqft:  
Ttl Sqft: **1,166**

Year Built: **0**  
Lot Information  
Lot Sz Ar: **2,086,524 sqft**  
Lot Shape:

Access: **Paved Road**  
Lot Feat: **Cleared,Farm**  
Park Feat:

DOM

**43**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking  
Ttl Park: **0**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Septic Tank**  
Ext Feat: **Balcony,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Separate Entrance,Storage**  
Utilities: **Electricity Available,Natural Gas Available**

Room Information

| Room                | Level       | Dimensions           | Room                    | Level       | Dimensions            |
|---------------------|-------------|----------------------|-------------------------|-------------|-----------------------|
| <b>3pc Bathroom</b> | <b>Main</b> | <b>8' 0" x 6' 5"</b> | <b>3pc Ensuite bath</b> | <b>Main</b> | <b>11' 4" x 7' 9"</b> |

|                          |                 |                       |                     |                 |                       |
|--------------------------|-----------------|-----------------------|---------------------|-----------------|-----------------------|
| <b>Bedroom</b>           | <b>Main</b>     | <b>12`0" x 10`2"</b>  | <b>Dining Room</b>  | <b>Main</b>     | <b>12`4" x 11`0"</b>  |
| <b>Living Room</b>       | <b>Main</b>     | <b>18`10" x 13`7"</b> | <b>Kitchen</b>      | <b>Main</b>     | <b>11`11" x 13`6"</b> |
| <b>Mud Room</b>          | <b>Main</b>     | <b>3`9" x 8`6"</b>    | <b>Pantry</b>       | <b>Main</b>     | <b>1`5" x 2`0"</b>    |
| <b>Bedroom - Primary</b> | <b>Main</b>     | <b>10`10" x 13`3"</b> | <b>2pc Bathroom</b> | <b>Basement</b> | <b>5`7" x 5`0"</b>    |
| <b>Bedroom</b>           | <b>Basement</b> | <b>12`9" x 10`1"</b>  | <b>Bedroom</b>      | <b>Basement</b> | <b>15`4" x 13`1"</b>  |

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Discover your own private paradise on this 47-acre hobby farm, boasting 45 irrigated acres that offer unlimited potential for crops, pastures, or gardens. At the heart of the property stands a charming bungalow with a walk-up basement, inviting you in with its warm blend of rustic features and modern conveniences. Of those acres, 40 are lush pastureland bordering an irrigation canal, while the remaining 7 feature the house and outbuildings. Year-round irrigation is available and plumbed underground, keeping the grass around the home verdant and ready for your farming or gardening endeavors. Equestrian enthusiasts will appreciate the barn, complete with 4 box stalls and 6 open stalls, while the 28x24 shop offers ample space for equipment, hobbies, or additional storage. Inside, you'll find original hardwood floors waiting to be restored to their former glory, soaring tall ceilings that highlight the home's timeless character, and modern appliances, countertops, and cabinets that deliver all the comforts you need. Whether you're looking to raise horses, cultivate crops, or simply enjoy the peace of country living, this property provides an ideal balance. Located just 25 Minutes from Calgary, 12 Minutes from Strathmore and paved right to the driveway. Don't miss your chance to come and explore the possibilities this acreage has to offer!**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Complete Realty**

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





















