



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2202318**

Area: **NONE**

Listing Date: **03/12/25**

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**

Finished Floor Area

Abv Sqft:

**2,204**

Low Sqft:

Ttl Sqft:

**2,204**

Year Built:

**1970**

Lot Information

Lot Sz Ar:

**10,236,600 sqft**

Lot Shape:

DOM

**36**

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:

Park Feat:

**Creek/River/Stream/Pond,Farm  
Quad or More Attached**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Fireplace(s),Forced Air,Natural Gas**

Sewer:

**Septic System**

Ext Feat:

**Fire Pit,Private Yard**

Construction:

**Stucco**

Flooring:

**Carpet,Ceramic Tile,Parquet**

Water Source:

**Well**

Fnd/Bsmt:

**Block**

Kitchen Appl:

**Dishwasher,Dryer,Electric Range,Refrigerator,Washer**

Int Feat:

**Bookcases,High Ceilings**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**AG**

Legal Desc:

Remarks

Pub Rmks:

**Nestled in the heart of the prairies , surrounded by mature trees you will find this quiet GEM...!! Situated in the County of Wheatland, this property is very commutable to Strathmore, Calgary and the Airport. It includes 235 acres with 50 acres of irrigation rights. Approx 205 acres cultivated with the balance pasture with water. A 2204 sq.ft. home with upgrades such as the bathrooms, furnaces, Hot water Tank and new septic. It has a 26x 32 shop and a Quonset.....**

Inclusions:

**none**

Property Listed By:

**CIR Realty**

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

















