

# \$888,000 - 253080 A & 253080 B Range Road 182, Rural Wheatland County

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MLS® #A2141886

**\$888,000**

2 Bedroom, 1.00 Bathroom, 1,614 sqft  
Residential on 10.44 Acres

NONE, Rural Wheatland County, Alberta

Rare opportunity! This 10+ arc farm has TWO detached houses and number of buildings on beautiful locations, 30 minutes driving from Drumheller and directly across from the Duck Lake Hall. One house is about 1,000 sqft with concrete foundation and another is 1,600 sqft manufactured house on a cinder block foundation. There are 3 separate highway and range roads entrance with pavement right to your driveway. There are two wired arch rib Quonsets have forced air unit heaters in them and concrete floor. There is plenty of sheds and rooms for chickens, duck, goose, turkey, sheep, cows and horses. Currently there are two separate very good family and tenant live there with \$5000+/month income with flexible month-by-month lease. They could move although they prefer to stay. Good to buy, good to live, and good to invest.

Built in 1960

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2141886  |
| Price          | \$888,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,614     |
| Acres          | 10.44     |



|            |                                  |
|------------|----------------------------------|
| Year Built | 1960                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| Status     | Active                           |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 253080 A & 253080 B Range Road 182 |
| Subdivision | NONE                               |
| City        | Rural Wheatland County             |
| County      | Wheatland County                   |
| Province    | Alberta                            |
| Postal Code | T0J 1S0                            |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, See Remarks                                                                                     |
| Appliances        | Built-In Electric Range, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Central, Fireplace(s)                                                                                              |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Wood Burning                                                                                                       |
| Has Basement      | Yes                                                                                                                |
| Basement          | Partial, Unfinished                                                                                                |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                                      |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Garden, Gentle Sloping, Many Trees, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                                                             |
| Construction      | Vinyl Siding                                                                                                |
| Foundation        | Other                                                                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2024 |
| Days on Market | 419             |
| Zoning         | 1               |

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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