

# \$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, Refrigerator, Range Hood, 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	323
Zoning	1

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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