



THE
A-TEAM

**RE/MAX
FIRST**

100 RANGE ROAD 274 Road, Langdon T0J 1X2

MLS® #: **A1177299**

Area:

Listing Date: **02/01/22**

List Price: **\$4,248,650**

Status: **Active**

County: **Rocky View County**

Change: **-\$708k, 23-Jan**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Industrial Land

City/Town:

Langdon

Year Built:

0

Lot Information

Lot Sz Ar:

6,171,580 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

824

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Pump

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Electricity at Lot Line

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

Zoning:

AGI

Remarks

Pub Rmks:	West side of Langdon. Future development land 141.68 acres. Just West of Langdon on Ranger Road 274 off Glenmore or TWP RD 233 , West of new Langdon Boundary. Just South of Glenmore trail. New Langdon High School East of the property should open this fall. Ideal for residential development. Utility Services may be available from Langdon, Great investment with rezoning to possible commercial or Industrial and to sub divide. Presently farmed. Has surface lease revenue. Electricity and telephone at boundary.
Inclusions:	NONE
Property Listed By:	RE/MAX LANDAN REAL ESTATE

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