



THE
A-TEAM

**RE/MAX
FIRST**

100 RANGE ROAD 274 Road, Langdon T0J 1X2

MLS®#: **A1177299**

Area:

Listing **02/01/22**

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

Status: **Pending**

County: **Rocky View County**

Date:
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

1036
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

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> Legal/Tax/Financial | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|------------------------------------|--------------|-------------------|
|-------------|--------------|-------------------|------------------------------------|--------------|-------------------|

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. Ideal location for solar farm. Presently farmed. Has surface lease revenue. Electricity and telephone at boundary. Sellers are open to offers.**

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