



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**243 Range Road Rural NONE , Strathmore T1P 1J6**

MLS® #: **A1251635**      Area: **NONE**      Listing Date: **08/15/22**      List Price: **\$650,000**  
 Status: **Active**      County: **Wheatland County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Commercial Land**  
 City/Town: **Strathmore**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **1,130,209 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**620**  
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: **None**  
 Sewer:  
 Ext Feat:  
 Kitchen Appl:  
 Int Feat:  
 Utilities: **None**

Construction:  
 Flooring:  
 Water Source: **None**  
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**      Zoning: **Agriculture**  
 Legal Desc:

Remarks

Pub Rmks: **This property has a good potential for building with excellent mountain views. It is treed with a canal on the eastside of the property with potential for water rights. Located within 10 minutes of Strathmore. Land is currently rented for crop. Please DO NOT enter the property without permission**

Inclusions: **N/A**

Property Listed By: **MAXWELL CANYON CREEK**

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