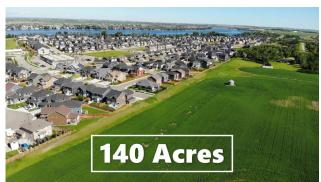


## 240249 RANGE ROAD 281, Chestermere T1X 0M5

MLS®#: **A2021385** Area: **East Chestermere** Listing **01/26/23** List Price: **\$6,950,000** 

Status: Pending County: Chestermere Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Access:

Park Feat:

Land

Residential Land

**Gravel Road** 

Chestermere Finished Floor Area
O Abv Sqft:

Low Sqft:

**6,098,400 sqft** Ttl Sqft:

<u>Parking</u>

<u>DOM</u> **454** 

Layout

Beds:

Baths:

Style:

0

Ttl Park: 0

0.0 (0 0)

Garage Sz:

Lot Feat:

**Utilities and Features** 

Water Source:

Well Fnd/Bsmt:

Roof: Construction: Heating: Flooring:

Sewer: Ext Feat:

Kitchen Appl: Int Feat:

Utilities:

Pub Rmks:

Electricity Available, Natural Gas Available, Phone Available

Room Information

Room Level Dimensions Room Level Dimensions

Legal/Tax/Financial

Title: Zoning:
Fee Simple UT

Legal Desc:

Remarks

Great NEWS, East Chestermere is in active development with Centron Clearwater Park now well underway and Serenity (Webster) lands currently in application approval stages. This may be your opportunity with 140 Acres of future development land inside the City of CHESTERMERE and immediately east of Kinniburgh. Primarily land value, but includes an older 1,500 sq. ft. bungalow and 4,000 sq. ft. machine shed. The future looks bright with De Havilland Canada Aerospace headquarters and others coming to Wheatland County, Chestermere is ideally suited to meet all their needs. Future development potential, with residential subdivision of Kinniburgh located immediately to the west and Chestermere Municipal Development Plan is showing primarily future residential development in this

area. No ASP currently. Available separately or as a package with either of the adjoining 160 acre and 53 acre parcels, providing a great opportunity to obtain individual or large land holding for development within the City of Chestermere. Chestermere Health Centre, elementary school and proposed senior housing are in the neighboring Kinniburgh community. GST applies. Access by appointment only.

Inclusions:
Property Listed By:

Refrigerator, stove, dishwasher. Washer + dryer. Window coverings. LEGACY REAL ESTATE SERVICES

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



