



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240249 RANGE ROAD 281 , Chestermere T1X 0M5**

MLS® #: **A2021385** Area: **East Chestermere** Listing Date: **01/26/23** List Price: **\$6,950,000**  
Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**  
Sub Type: **Residential Land**  
City/Town: **Chestermere**  
Year Built: **0**  
Lot Information  
Lot Sz Ar: **6,098,400 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **0**  
Low Sqft:  
Ttl Sqft:

DOM

**454**  
Layout  
Beds: **0**  
Baths: **0.0 (0 0)**  
Style:

Parking

Ttl Park: **0**  
Garage Sz:

Access: **Gravel Road**  
Lot Feat:  
Park Feat:

Utilities and Features

Roof: Construction:  
Heating: Flooring:  
Sewer: Water Source:  
Ext Feat: **Well**  
Fnd/Bsmt:

Kitchen Appl:  
Int Feat:  
Utilities: **Electricity Available,Natural Gas Available,Phone Available**

Room Information

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

Title: **Fee Simple**  
Legal Desc: Zoning: **UT**

Remarks

Pub Rmks: **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**



