



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255022A and B RANGE ROAD 235 , Rural Wheatland County T1P 0L7**

MLS®#: **A2066615**

Area: **NONE**

Listing Date: **07/21/23**

List Price: **\$499,900**

Status: **Active**

County: **Wheatland County**

Change: **-\$100k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Rural Wheatland**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**2,866,683 sqft**

Lot Shape:

Access:

**Direct Access,Gravel Road,Paved Road**

Lot Feat:

**Backs on to Park/Green Space,Cleared,Creek/River/Stream/Pond,Pasture**

Park Feat:

DOM

**303**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

**Electricity Available**

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**AG and CR**

Legal Desc:

**0413556**

Remarks

Pub Rmks:

**Welcome to this 65.81-acre parcel of land, a nature lover's paradise that offers an idyllic setting for your dream home. Nestled in a picturesque location, the property boasts breathtaking panoramic views that stretch as far as the eye can see. Whether it's the rolling hills, canola fields, sunrises and sunsets you will love**

this location. The land has already been subdivided into two parcels. The first parcel spans an expansive 61.81 acres and is zoned Agricultural General, offering endless possibilities for farming or keeping natural. It also has a large shop with cement floor. The second is a 4 acres parcel and is zoned Country Residential, perfect for building your dream home. Additionally, the property's size provides an abundance of space and privacy, allowing you to escape the hustle and bustle of city life while still being conveniently located within a short distance from amenities. The previous owners had mobile homes and like to collect things so there will be clean up to do by the new owners as no one has lived on the property for several years and the buildings have become uninhabitable.

Inclusions: N/A  
Property Listed By: ROYAL LEPAGE BENCHMARK

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













