

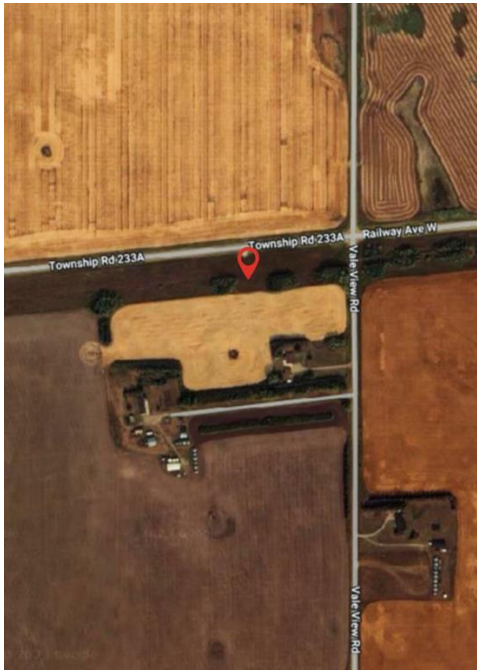


THE
A-TEAM

**RE/MAX
FIRST**

23 RAILWAY Avenue, Langdon T0J 1X2

MLS® #: **A2070158** Area: **NONE** Listing Date: **07/31/23** List Price: **\$800,000**
 Status: **Active** County: **Rocky View County** Change: **-\$175k, 14-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Langdon**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **530,996 sqft**
 Lot Shape:

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

DOM

478
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access: **Direct Access,Paved Road**
 Lot Feat: **Irregular Lot,Level,See Remarks**
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat: **None**

Construction:
 Flooring:
 Water Source:
See Remarks
 Fnd/Bsmt:

Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Title:
Fee Simple

Zoning:
Agricultural

Legal Desc: **RY 11;RYL;23**

Remarks

Pub Rmks: **12.19 acre potential residential or commercial industrial land, Presently Agricultural. West of Langdon. Flat land with upgraded road. Close to new residential subdivision, Located west of new school opening in Langdon.**

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