



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**NE 16 24 24 w4 RANGE ROAD 243 , Rural Wheatland County T1P2C5**

MLS®#: **A2081287**

Area: **NONE**

Listing Date: **09/16/23**

List Price: **\$850,000**

Status: **Active**

County: **Wheatland County**

Change: **-\$75k, 26-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:

**5,227,200 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**245**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

**Accessible to Major Traffic Route,Paved Road**

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Title:

**Fee Simple**

Legal Desc:

Zoning:

**1**

Remarks

Pub Rmks:

**120 ACRES of native grassland. Great piece of property to build your future dream home and is located in close proximity to the Town of Strathmore with all its amenities. Power and Gas to property line. Annual Surface lease revenue \$8200. Travel East of Strathmore on Trans Canada Hwy 6kms and 1km North, all on pavement. Currently Zoned Agricultural . Wheatland County Office is nearby and property is located on a School Bus route to Strathmore.**

Inclusions:

**NA**

Property Listed By:

**CIR REALTY**

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



