



THE
A-TEAM

**RE/MAX
FIRST**

244059 RANGE ROAD 245 , Rural Wheatland County T1P 1J6

MLS® #: **A2084103**

Area: **NONE**

Listing Date: **09/28/23**

List Price: **\$239,900**

Status: **Active**

County: **Wheatland County**

Change: **-\$8k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Wheatland

Year Built:

0

Lot Information

Lot Sz Ar:

130,680 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

235

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

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

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

C-R

Remarks

Pub Rmks:

Sweet 3 ACRE parcel 5 minutes NE of Strathmore on paved roads. Pieces of land this close to Strathmore town limits do not come up often! This property is gently sloping with great building sites. There is fencing on all sides from the adjacent parcel (the fencing does not reflect the exact 3 acres). Utilities are at the property

line. Please check with Wheatland County on building and animal guidelines. Wheatland County has endorsed the subdivision which is now in the final stages at land titles. This is a pretty piece of land to build your dream upon. Call your Realtor® to start making your dream come true!

Inclusions:

N/A

Property Listed By:

CIR REALTY

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

