



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2900069 RANGE ROAD 293 , Rural Foothills County T0L0X0**

MLS® #: **A2084170**

Area: **NONE**

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

List Price: **\$699,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Rural Foothills**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**872,071 sqft**

Lot Shape:

Access:

**Direct Access**

Lot Feat:

Park Feat:

DOM

**234**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

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

Legal/Tax/Financial

Level

Dimensions

Title:

**Fee Simple**

Legal Desc:

**9110708**

Zoning:

**CR**

Remarks

Pub Rmks:

**This is a FANTASTIC 20 +/- acres of raw land, perfect for a possible subdivision or have your own 20 acres to roam. Located just 10 minutes south of Calgary on Highway 2. This parcel has never been developed and has a fantastic easterly view with a lovely treed area to the east side of the property. The surrounding area has plenty of subdivisions. Subdividing shouldn't be an issue.(Buyer responsible for their own due diligence) See amazing drone video attached. Survey stakes have been put in. This 20 Acres is the NORTH 20 from where you will walk in. Seller may look at selling the South 20 as a total package deal of 40 acres.**

Inclusions:

**N/A**

Property Listed By:

**ROYAL LEPAGE SOLUTIONS**

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





