



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4400 TOWNSHIP ROAD 244 , Strathmore T1P 1K1**

MLS® #: **A2090635**

Area: **NONE**

Listing Date: **11/06/23**

List Price: **\$10,999,900**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Strathmore**

Year Built:

**0**

Lot Information

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

Lot Sz Ar:

**6,109,290 sqft**

Lot Shape:

DOM

**195**

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:

**GA**

Remarks

Pub Rmks:

**Solid property for a developer! 140.25 +/- ACRES OF DEVELOPMENTAL LAND on the Northern Edge of the Town of Strathmore! Known as North Hill Heights, this area is IDEAL FOR RESIDENTIAL DEVELOPMENT. Please refer to the supplements for the Area Structure Plan and Lot Layout. With all the Strathmore amenities nearby, this makes for an amazing location for residential development. GST due diligence is required.**

Inclusions:

**N/A**

Property Listed By:

**REAL BROKER**

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





