



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**242036 RANGE ROAD 261 , Rural Wheatland County T0J 1Y0**

MLS® #: **A2091970**

Area: **NONE**

Listing Date: **12/01/23**

List Price: **\$2,700,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Industrial Land**

City/Town:

**Rural Wheatland  
County**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Year Built:

**0**

Lot Information

Lot Sz Ar:

**6,615,021 sqft**

Lot Shape:

Access:

**Accessible to Major Traffic Route**

Lot Feat:

Park Feat:

DOM

**169**

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:

Zoning:

**A-GEN**

Remarks

Pub Rmks:

**152± acres of prime development land with Highway exposure currently zoned as AG is located on TransCanda Highway and Range Rd 261. Very attractive option for industrial commercial and highway commercial land compared to land values in Calgary and Strathmore. Only 40 minutes to Calgary. Low property tax compared to Chestermere and Calgary. The land is close to the future home of the De Havilland Field in Wheatland County. The potential and opportunities are endless.**

Inclusions:

**Fridge, Stove, Dishwasher**

Property Listed By:

**RE/MAX COMPLETE REALTY**

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