



THE
A-TEAM

**RE/MAX
FIRST**

272026 RANGE ROAD 291 , Airdrie T4B 2A4

MLS® #: **A2093491** Area: **East Lake Industrial** Listing Date: **11/15/23** List Price: **\$4,950,000**
Status: **Active** County: **Airdrie** Change: **-\$400k, 23-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1973**

Lot Information

Lot Sz Ar: **3,484,828 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,464**
Low Sqft:
Ttl Sqft: **1,464**

DOM

187

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
Garage Sz: **8**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Farm,Level,Open Lot,Pasture,Rectangular Lot
Double Garage Attached,Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`2" x 13`9"	Dining Room	Main	15`9" x 11`5"
Living Room	Main	14`1" x 19`4"	Bedroom	Main	10`2" x 13`1"
Kitchen	Main	9`2" x 9`10"	Bedroom - Primary	Main	11`1" x 13`1"
4pc Bathroom	Main		3pc Ensuite bath	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
AG

Remarks

Pub Rmks: **LOCATED IN THE CITY OF AIRDRIE ... this is the opportunity you have been waiting for!! 80 acres of future Industrial development land located in East Points area. The property currently features an older bungalow with an attached garage, Quonset, and landscaped yard with mature trees. Buy, hold and wait for Airdrie to come to you or start planning your development dreams today! Airdrie is one of Alberta's fastest growing cities with a population of 80,649 in 2023 which has increased 20.3% in the last 5 years. Airdrie is part of the Calgary census metropolitan area of over 1.5 million and a member of the Calgary Regional Partnership. Projected population growth in Airdrie is expected to reach 90,000 by the year 2027. This Land is situated along Veterans Boulevard and provides direct access to Veterans Boulevard traffic interchange with convenient access to Highway 2. The vision of the East Points CASP is to create a highly attractive business industrial park which supports the natural environment and encourages sustainable economic growth for the City of Airdrie. The subject lands are located in Phase 2 of the East Points CASP. Light industrial areas will accommodate business industrial uses in an urban form and exhibit a high standard of building design, streetscapes and landscaping. Medium industrial areas provide a range of uses, such as warehousing, manufacturing, fabrication and storage, that typically require larger land parcels with a lower intensity. Office and Employment areas should be planned to create a campus-style environment that uses open spaces, natural features and multimodal pathway systems to create cohesive places of employment.**

Inclusions: **NA**
Property Listed By: **GREATER PROPERTY GROUP**

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





