



THE
A-TEAM

**RE/MAX
FIRST**

W4 R 24 TWP 23 SEC 20 - RANGE ROAD 245 , Rural Wheatland County T1P 1J6

MLS® #: **A2100427** Area: **NONE** Listing Date: **01/09/24** List Price: **\$895,000**
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Residential Land**
City/Town: **Rural Wheatland County**

Year Built: **0**
Lot Information
Lot Sz Ar: **4,062,405 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

130
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **1**
Legal Desc:

Remarks

Pub Rmks: **This is an Incredible opportunity to own 93+/- acres with outstanding views of Eagle Lake in the County of Wheatland! Amazing value for this prime location, you won't find anything else of this caliber and in a serene setting at this price point. Conveniently located in a quiet location by Eagle Lake, surrounded by rolling farmlands with direct access to Strathmore, a short drive into Chestermere and Calgary. The possibilities are endless with what you can build on the land or hold for future use. Land is currently farmed by a neighbour, and can continue while you set your plans in motion. Don't let this one-of-a-kind opportunity pass you by!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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

