



THE A-TEAM

RE/MAX FIRST

88 Acres RANGE ROAD 281 , Chestermere T1X 0M5

MLS® #: A2101090

Area:

Listing Date: 05/01/24

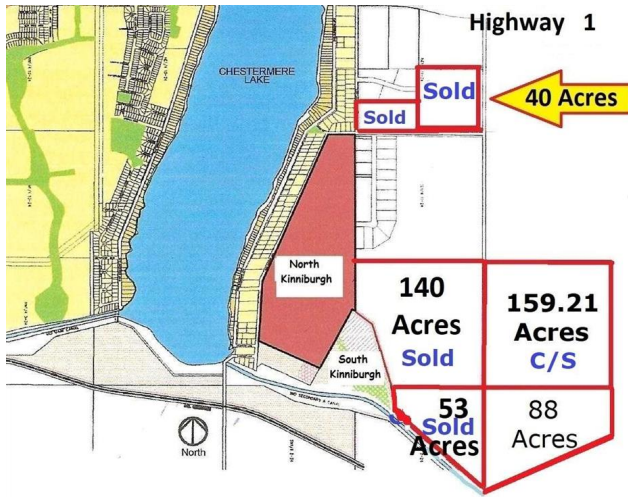
List Price: \$5,307,600

Status: Active

County: Chestermere

Change: None

Association: Fort McMurray



General Information

Prop Type:  
 Sub Type:  
 City/Town:  
 Year Built:  
 Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Land  
 Residential Land  
 Chestermere  
 0

Finished Floor Area  
 Abv Sqft: 0  
 Low Sqft:  
 Ttl Sqft:

3,833,280 sqft

DOM

266  
 Layout  
 Beds: 0  
 Baths: 0.0 (0 0)  
 Style:

Access:  
 Lot Feat:  
 Park Feat:

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	Level	Dimensions
			Legal/Tax/Financial		

Title:  
**Fee Simple**  
 Legal Desc: 8210992

Zoning:  
**RUR**

Remarks

Pub Rmks: **88 acres inside Chestermere, Alberta, east of Kinniburgh Estates. Adjacent to CN Rail line; City staff have indicated a desire to have development possibly integrate the rail. City Stormwater Master Plan indicates a City-approved stormwater system in this area, which may provide a very water feature for adjoining lands. East Chestermere is in active development with Centron Clearwater Park now well underway and development in East Acresages in planning stages. This may be your opportunity. The future looks bright with De Havilland Canada Aerospace headquarters and others coming to Wheatland County, Chestermere is ideally suited to meet all their needs. Future development potential, with residential subdivision of Kinniburgh located to the west and Chestermere Municipal Development Plan is showing primarily future residential development in this area. No ASP currently but neighboring landowners are considering. Adjacent land is for sale, providing a great opportunity to obtain individual or large land holding for development within the City of Chestermere. Chestermere Health Centre and elementary school in the neighboring Kinniburgh community, Chestermere High School to the east on Highway 671.. GST applies. Access by appointment only.**

Inclusions: **NA**  
 Property Listed By: **Legacy Real Estate Services**

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

