



THE
A-TEAM

**RE/MAX
FIRST**

88 Acres RANGE ROAD 281 , Chestermere T1X 0M5

MLS@#: **A2101090** Area: Listing **05/01/24** List Price: **\$5,307,600**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Chestermere**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **3,833,280 sqft**
 Lot Shape:

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

DOM

234
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

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

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

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 Acreages 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:
Property Listed By:

NA
Legacy Real Estate Services

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

