



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**159 Acres RANGE ROAD 281 , Chestermere T1X 0M5**

MLS®#: **A2102152**      Area: **East Chestermere**      Listing Date: **01/17/24**      List Price: **\$9,550,000**  
 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: **6,935,187 sqft**  
 Lot Shape:

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

DOM

**339**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access: **Gravel Road**  
 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: **Fee Simple**      Zoning: **UT**

Legal Desc:

0313155

Remarks

Pub Rmks:

**Adjoining 140 and 53 acre parcels have sold recently. Great NEWS, East and South Chestermere are in active development with Centron Clearwater Park development now underway. City Stormwater Master Plan indicates that a portion of these lands will be integrated with a City-approved stormwater system; this may provide a water feature and potential enhanced value for adjacent lands. This may be your opportunity with 159.21 Acres located inside the CITY of CHESTERMERE, east of KINNIBURGH, on Range Road 281 south of Highway 1. Lots of development underway in Chestermere, buy now for your future development 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. MDP showing primarily future residential development in this area. This 159 acre parcel is available individually or together with adjoining 88 acre parcel, providing opportunity for large land holdings. Chestermere Health Centre and elementary school in neighboring Kinniburgh community. GST applicable. Fenced and gated, viewings 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**



