



THE
A-TEAM

**RE/MAX
FIRST**

241147 RANGE ROAD 281 , Chestermere T0J 1X0

MLS® #: **A2103567** Area: **East Chestermere** Listing Date: **01/25/24** List Price: **\$3,990,000**
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: **1,738,044 sqft**
Lot Shape:

Finished Floor Area

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

DOM

115
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat: **Corner Lot,Fruit Trees/Shrub(s)**
Park Feat:

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**
Legal Desc: **5846JK**

Zoning: **TRR**

Remarks

Pub Rmks: **40 Acres inside City of Chestermere, Alberta and only minutes to Calgary. Development underway next door and new developments in east and south Chestermere (Clearwater Park). The City is currently reviewing sewer availability and capacity for residential development in the East Acreages area and the adjacent parcel has recently sold for development. New MDP and Land Use Bylaw is now approved. This prime parcel is ideally located at the intersection of two paved roads (Range Road 281 and Township Road 241A) just south of Highway 1, and with water and sewer services nearby to the west. With De Havilland Canada Aerospace headquarters and others coming to Wheatland County, Chestermere is ideally suited to meet all their needs. Primarily land value, this property also includes a spacious 1,600 sq.ft. bungalow with SIX bedrooms, attached garage, a detached garage, and out buildings, two water wells and a septic system. Alberta is Back and**

Inclusions:
Property Listed By:

Opportunity Knocks!
NA
Legacy Real Estate Services

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



