



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**242233 RANGE ROAD 272 #A, Rural Rocky View County T0M 0T0**

MLS® #: **A2106339**

Area: **NONE**

Listing Date: **02/07/24**

List Price: **\$3,500,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Rural Rocky View**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**3,006,075 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**102**

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

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

**Fee Simple**

Legal Desc:

Zoning:

**AG**

Remarks

Pub Rmks:

**GREAT LOCATION FOR TRUCK ROUTES, WAREHOUSING, TRUCK STOP OR OTHER BUSINESS REQUIRING EASY ACCESS TO MAJOR HIGHWAYS IN ALL DIRECTIONS. Located on the corner of #1 highway (East and West) and #9 (North and South). 70+- acres 2 houses need major TLC, and 7 large metal storage buildings,**

Previously used as a turkey farm but more recently as a storage facility. Many potential uses including potential sub-division. **NEED ACCESS TO TRUCK ROUTES?**  
**NEED STORAGE? Call your Realtor now and tour this property.**  
**None**  
**RE/MAX iRealty Innovations**

Inclusions:  
Property Listed By:

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

