



THE
A-TEAM

**RE/MAX
FIRST**

Range Road 264 , Rural Wheatland County T0J0M0

MLS®#: **A2108486**

Area: **NONE**

Listing Date: **02/19/24**

List Price: **\$499,900**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Wheatland

Year Built:

0

Lot Information

Lot Sz Ar:

178,160 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Many Trees,Pasture,Treed

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

91

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

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0913137

Zoning:

AG

Remarks

Pub Rmks:

***Build Your Dream Home on 4.09 Acres of Prime Land 15 Minutes East of Calgary and South Health Campus.* Welcome to your opportunity to own a sprawling 4.09 acre parcel of land located just a short 15-minute drive east of Calgary. Short drive to nearby towns such as Langdon, Strathmore, and Carseland, this picturesque**

property offers endless possibilities for those seeking to build their dream home or start a business in a tranquil rural setting while still enjoying the convenience of city amenities nearby. With mountain views to the West, and mature natural trees all around, this piece of land is one of the nicest around. Conveniently situated just a short commute from South Calgary, and the South Health Campus in Seton, this prime piece of land offers the perfect blend of rural tranquility and urban accessibility. Nestled in a peaceful countryside setting, residents can enjoy breathtaking views of the mountains and peaceful surrounding landscape while being just minutes away from schools, shopping, restaurants, and entertainment options in the vibrant South end of Calgary. 4.09 Acres with a gentle slope for a future walk out basement, with ample space to realize your vision, this expansive property provides the perfect canvas for building your dream home, establishing a small business, or creating a sustainable retreat. Also, backing onto Western Irrigation District canal, you have use to plenty of water for irrigation, water for gardens, plant, trees and grass. With all the mature trees, you can be sure to see and hear all types of beautiful Alberta birds through-out the seasons as well. Whether you envision a spacious custom-built home tailored to your exact specifications or aspire to start a home-based business, this versatile land offers endless possibilities. With a quiet serene rural setting, escape the hustle and bustle of city life and embrace the serenity of rural living. Surrounded by trees and natural beauty, this property provides the ideal backdrop for those seeking peace and privacy. Enjoy the best of both worlds with easy access to Calgary's amenities and employment opportunities, including top-rated schools, healthcare facilities, recreational activities, and cultural attractions. This land has no building commitment and no restrictions! Don't miss out on this rare chance to turn your dreams into reality! Connect today to schedule a viewing and explore the endless possibilities awaiting you on this remarkable piece of land.

Inclusions:

N/A

Property Listed By:

eXp Realty

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











