



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**Rural Range ROAD 25 , Strathmore T1P 1K5**

MLS® #: **A2118168**

Area: **NONE**

Listing Date: **03/27/24**

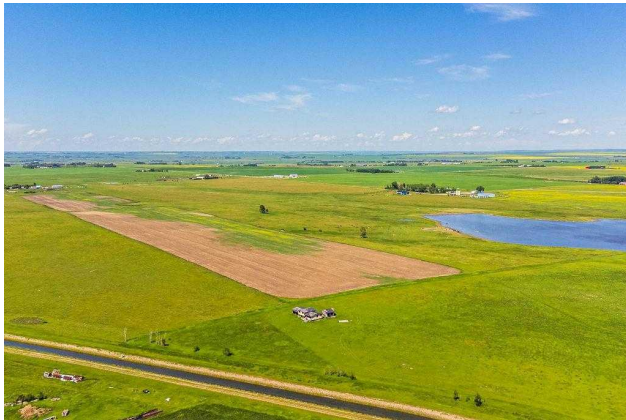
List Price: **\$1,999,999**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Strathmore**

Year Built:

**0**

Lot Information

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Lot Sz Ar:

**13,155,120 sqft**

Ttl Sqft:

Lot Shape:

DOM

**53**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

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:

**Here's an exciting opportunity knocking at your door! Imagine owning just under a half section of land, totaling 302 acres. This property is situated right on the outskirts of Strathmore and holds immense potential and possibilities. Currently zoned for agriculture, this prime piece of real estate offers a multitude of options that are too good to ignore. Whether you're considering subdividing the land or utilizing it for pasture, the sky's the limit (with approval of course). Let your imagination run wild as you envision the endless opportunities this investment could bring your way! The current land use includes a mix of crops and pasture, with**

**a 22-acre wetland area known as the George Freeman project located at the south end. It's truly a slice of paradise just waiting for you to make your mark. Don't miss out on this chance to turn your dreams into reality - seize this opportunity and unlock the potential of this remarkable piece of land! Located 1 minute from the town of Strathmore which is only half an hour East of Calgary.**

Inclusions:  
Property Listed By:

**N/A**  
**Lethbridge Real Estate.com**

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

