



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**264212 LOCHEND Road, Rural Rocky View County T4C 4A6**

MLS® #: **A2118594**

Area: **NONE**

Listing Date: **03/26/24**

List Price: **\$2,277,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Commercial Land**

City/Town:

**Rural Rocky View**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**6,003,874 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Cleared,Farm,Pasture**

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**54**

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:

Zoning:

**AG-Gen**

Remarks

Pub Rmks:

**A great property in an excellent location on Lochend Rd. The land has potential for use has a country home site, an agri-business site, or a country residential subdivision. The north half of the land rolls slightly with gentle slopes and it has mountain views. It has been recently used as hayland. The south is rolling pot and**

kettle land and it adjoins a small country residential development on its southerly border. In 2020 Alberta Transportation upgraded the access off and onto Lochend Rd. This now provides an access capable of accommodating the traffic flow from a future subdivision.

Inclusions:

None

Property Listed By:

RE/MAX Real Estate (Mountain View)

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



