



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**TWP 253A , Rural Wheatland County T1P 0W1**

MLS® #: **A2124004** Area: **NONE** Listing Date: **04/18/24** List Price: **\$549,900**  
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**  
Sub Type: **Residential Land**  
City/Town: **Rural Wheatland County**

Year Built: **0**  
Lot Information  
Lot Sz Ar: **1,808,175 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area

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

DOM

**31**  
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: **Electricity at Lot Line,Natural Gas at Lot Line**

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** Zoning: **AG**  
Legal Desc: **2311731**

Remarks

Pub Rmks: **Dreaming of finding a large, picturesque piece of land to call your own at a fair price? This 41+/- acre parcel with South exposure and no building commitment is the one! With a variety of topography, native trees, unobstructed views, plus breathtaking sunrises and sunsets, this private piece of land capitalizes on nature's**

beauty. With endless opportunities, your imagine will run wild. Build your dream home with a large shop, garden to your hearts desire or become an avid photographer w/plenty of Insta worth shots from home. Looking to start a hobby farm or run animals? Lots of extra space while still offering privacy. Perfectly located to provide the peace and tranquility that comes with county living but only 10 mins to Strathmore for all your necessities. Wheatland County has big things happening! Only 15 min to the new De Havilland's Field...what's better than a short drive into work without giving up living in Alberta's beautiful countryside? Electricity and natural gas at the lot line. Already fenced along 3 sides with short stretch remaining so you can graze cattle easily while you decide what you want to do. Gas well onsite and pays \$3000/annually.

Inclusions:

N/A

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







