



THE
A-TEAM

**RE/MAX
FIRST**

12153 TOWNSHIP ROAD 284 , Rural Rocky View County T0M 0K0

MLS®#: **A2125542**

Area: **NONE**

Listing Date: **04/21/24**

List Price: **\$5,000,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
Sub Type: **Agriculture**
City/Town: **Rural Rocky View County**
Year Built: **1971**

Lot Information

Lot Sz Ar: **13,939,200 sqft**
Lot Shape:

Access:

Lot Feat: **See Remarks**

Park Feat:

DOM

29

Layout

Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating:

Sewer: **Septic Field,Septic Tank**

Ext Feat: **Storage**

Construction:

Silent Floor Joists,Wood Frame

Flooring:

Water Source:

See Remarks,Well

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Ceiling Fan(s),Steam Room

Utilities:

Electricity Connected,Natural Gas Connected

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Basement	19`0" x 9`6"	Living Room	Basement	22`0" x 14`1"
3pc Bathroom	Basement	7`6" x 5`0"	Bedroom	Basement	11`0" x 10`2"
Kitchen With Eating Area	Main	22`3" x 14`6"	Living Room	Main	21`3" x 13`6"
Bedroom	Main	12`8" x 11`0"	Bedroom	Main	11`9" x 9`4"
4pc Bathroom	Main	7`2" x 6`3"	Office	Main	12`8" x 8`2"
Mud Room	Main	6`8" x 12`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
AG

Remarks

Pub Rmks: **This half section of very highly assessed productive land with buildings now available for purchase. Situated within a mile of Crossfield and just west of the Golf Course. The house is fully rented along with the 30x50 shop. Shop has 14' wide 10' high bifold door. Last years crop was wheat, Previously was in hay and has two hay sheds. One is 42x 202 and the other 42x150. House has a detached 24x24 garage connected to the house by a breezeway. Furnaces and hot water heater replaced in last two years, Shop is 30x50 heated functional good space. Potential for subdivision and development with County approval.**

Inclusions: **1 Electric Stove, 1 Gas Stove, 2 Refrigerators, 2 Washers, 2 Dryers, 2 BI Dishwasher**

Property Listed By: **RE/MAX real estate central alberta**

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





