



THE
A-TEAM

**RE/MAX
FIRST**

Lot 2 TWP RD 290 , Rural Rocky View County T0M 0S0

MLS®#: **A2125963**

Area: **NONE**

Listing Date: **04/26/24**

List Price: **\$449,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Rocky View

Year Built:

0

Lot Information

Lot Sz Ar:

290,545 sqft

Lot Shape:

Access:

Accessible to Major Traffic Route,Gravel Road

Lot Feat:

Corner Lot,Few Trees,Gentle Sloping,No Neighbours Behind,Open Lot,Rectangular Lot

Park Feat:

DOM

23

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

None

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Well

Fnd/Bsmt:

Natural Gas Not Paid,Water Not Paid,Electricity at Lot Line,Natural Gas Available,Sewer Not Available

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Title:

Fee Simple

Zoning:

R-RUR

Legal Desc:

2311474

Remarks

Pub Rmks:

Location, Location! This 6.67 acres is located across the road from the Town of Crossfield1 Zoned R2. Check out Rocky View County's Zoning Bylaws. This parcel has no building commitment. Easy to build on as no restrictive covenant. GST is applicable. *Seller to retain access to balance of quarter. Road access agreement being drafted. Disclosure: The tax amount is only a guess as the property has not yet been assessed.

Inclusions:

None

Property Listed By:

CIR Realty

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