



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 County**

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

**208**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating:  
 Sewer: **None**  
 Ext Feat:

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
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Title:  
**Fee Simple**  
Legal Desc:

**2311474**

Zoning:  
**R-RUR**

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**









