



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

271
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

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





