



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**283244 CONRICH Road, Rural Rocky View County T2M 4L5**

MLS®#: **A2133586**      Area: **NONE**      Listing Date: **05/18/24**      List Price: **\$3,900,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$200k, 16-Sep**      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: **6,152,414 sqft**  
 Lot Shape:  
 Access: **Gravel Road,Paved Road,Visual Exposure**  
 Lot Feat: **Farm,Few Trees,Level**  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**322**  
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:  
 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>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **AG-GENERAL**  
 Legal Desc:

Remarks

Pub Rmks: **CONRICH LANDS ON RR 284 AND TWN 252 N.E. CORNER. 141 ACRES USED AS FARMLAND. NORTH OF CONRICH HAMLET AND THE CN SHIPPING FACILITY. BEAUTIFUL LEVEL LAND AND WELL LOCATED ACROSS THE STREET FROM THE CONRICH AREA STRUCTURE PLAN. FIRST TIME ON MLS MARKET.**

Inclusions:  
Property Listed By:

**NONE**  
**RE/MAX Real Estate (Central)**

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

