



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**244 Range Rd 234 Township, Rural Wheatland County T1P 0V2**

MLS® #: **A2135444**      Area: **NONE**      Listing Date: **06/05/24**      List Price: **\$6,999,999**  
 Status: **Active**      County: **Wheatland County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Rural Wheatland County**  
 Year Built: **0**

Lot Information

Lot Sz Ar: **33,410,520 sqft**  
 Lot Shape:

Access:

**Gravel Road**  
**Beach,Lake,Meadow,Native Plants,Pasture,Private,Rolling Slope,Subdivided,Views,Waterfront**

DOM

**103**  
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:  
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**  
 Legal Desc:  
 Zoning: **Ag**

Remarks

Pub Rmks: **ATTENTION: Land Developers. Opportunity is calling in Wheatland County! One of Alberta's fastest growing Counties, now has 767 Acres available on Eagle Lake primed for residential, commercial and recreational development. \*Subdivided into 7 parcels. \*40min from Calgary, 10 from Strathmore, right off Hwy 1. \*Lakefront Property, with 12km of stunning shore line. \*Incredible views, year round water activities, camping, fishing, walking trails. \*Currently zoned agricultural, but within the Eagle Lake Area Structure Plan. With companies like De Havilland and CGC calling Wheatland County home, the need for development, especially housing, has never been greater.**

Inclusions: **N/A**

Property Listed By:

**Royal LePage Benchmark**

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