



THE
A-TEAM

**RE/MAX
FIRST**

Rural listing W4; RANGE 28; TOWNSHIP 22; SECTION34; Q NE;; NE , Rural Rocky View County T1X 1Y3

MLS® #: **A2143840** Area: **NONE** Listing Date: **06/20/24** List Price: **\$2,890,000**
 Status: **Active** County: **Rocky View County** Change: **-\$358k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **4,886,560 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

153
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

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

Remarks

Pub Rmks: **Attention Huge Price Reduction****This is a great holding property. It is located just 1/2 mile north of HWY 22X , on Range Road 282, Township 22, adjacent to the PRAIRIE GATEWAY INDUSTRIAL ASP. Subject Parcel consists of 112.18 acres of cultivated land with 2150 square feet of bungalow residence, and a large workshop,**

about 2800 sqft. There are 3 bedrooms and 3 bathrooms on the main floor of the house. The basement is partially developed with a large recreation room and a 3 piece bathroom. The land lease and the Residential Acreage rental generate \$57,000.00 income per annum. Please do not approach the residence without a confirmed showing appointment. All showing appointments must be booked through Showing Time with 24-hour advance notice. Tenant rights must be observed.
FRIDGE, STOVE, DISHWASHER, WASHER, DRYER
TREC The Real Estate Company

Inclusions:
Property Listed By:

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



