



THE
A-TEAM

**RE/MAX
FIRST**

W4 R 24 TWP 23 SEC 20 - RANGE ROAD 245 , Rural Wheatland County T1P 1J6

MLS® #: **A2147263** Area: **NONE** Listing Date: **07/08/24** List Price: **\$895,000**
 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: **4,062,405 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area

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

DOM

136
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: Zoning:
Fee Simple **1**
 Legal Desc:

Remarks

Pub Rmks: **This is an Incredible opportunity to own 93+/- acres with outstanding views of Eagle Lake in the County of Wheatland! Amazing value for this prime location, you won't find anything else of this caliber and in a serene setting at this price point. Conveniently located in a quiet location by Eagle Lake, surrounded by rolling farmlands with direct access to Strathmore, a short drive into Chestermere and Calgary. The possibilities are endless with what you can build on the land, subdivide or hold for future use. Land is currently farmed by a neighbour, and can continue while you set your plans in motion. Don't let this one-of-a-kind opportunity pass you by!**

Inclusions: **N/A**

Property Listed By:

RE/MAX Real Estate (Central)

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