



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

**208**  
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: **Fee Simple**      Zoning: **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)**

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