



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 Residential Land
Sub Type: Rural Wheatland County
City/Town:
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

70
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

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc:
Zoning: 1

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**