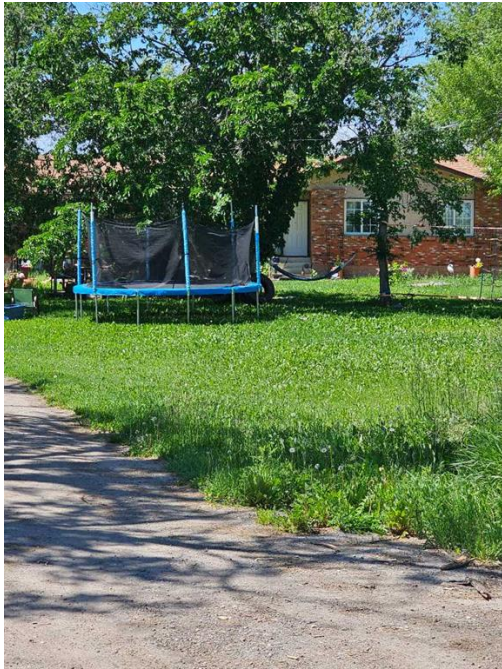


**M4; R28; T22; S13; NE , Rural Rocky View County T1X 0H7**

MLS® #: **A2148229**      Area: **NONE**      Listing Date: **07/09/24**      List Price: **\$3,390,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$290k, 09-Aug**      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: **6,969,600 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

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

DOM

**69**  
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

Room	Level	Dimensions	Room	Level	Dimensions
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Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**AG**

Remarks

Pub Rmks: **HUGE PRICE REDUCTION \*\*\*\*\* This 160-acre highly potential land has a 3000 sqft Bungalow, 4 BEDROOMS, 3 BATHROOMS, and a LARGE wired Quonset shop. It is an ideal holding property for contract operators to combine Residence and Business. It is great for roofers, pavers, welders, trucking, mechanical shops and companies. This property is strategically located on Range Road 280 and Township 22, within minutes of HWY 22X, Calgary, and the City of Langdon. The rental income from the land lease and the acreage home is about 58,000 per annum. For showing please book through Showing Time with at least 24 hours advance notice.**

Inclusions:  
Property Listed By: **fridge, stove, washer , dryer,  
TREC The Real Estate Company**

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