



THE
A-TEAM

**RE/MAX
FIRST**

280235 TOWNSHIP ROAD 240 , Rural Rocky View County T1X 2C7

MLS® #: **A2149166**

Area:

Listing Date: **07/12/24**

List Price: **\$3,299,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

DOM

66

Layout

Beds:

3 (2 1)

Baths:

2.0 (2 0)

Style:

**Acreage with
Residence,Bungalow**

Year Built:

1950

Abv Sqft:

1,428

Low Sqft:

Ttl Sqft:

1,428

Lot Information

Lot Sz Ar:

1,510,225 sqft

Lot Shape:

Parking

Ttl Park:

0

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Yard,Creek/River/Stream/Pond,Few Trees,Lawn,Irregular Lot
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Septic Field,Septic Tank**

Ext Feat: **Other**

Construction:

Composite Siding,Wood Frame

Flooring:

Carpet,Tile

Water Source:

Well

Fnd/Bsmt:

Block

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Freezer,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	13`10" x 11`11"	Den	Main	9`0" x 9`5"
Kitchen	Main	10`11" x 11`6"	Dining Room	Main	10`11" x 9`11"
4pc Bathroom	Main	7`5" x 9`1"	Family Room	Main	20`9" x 12`0"
Bedroom	Main	13`0" x 9`0"	Bedroom	Basement	14`1" x 10`9"

Laundry **Basement** **15`4" x 12`0"** **3pc Bathroom** **Basement** **8`3" x 4`8"**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **AG**
Legal Desc: **7911465**

Remarks

Pub Rmks: ****34.67 (+/-) ACRE PARCEL RIGHT OUTSIDE CHESTERMERE CITY LIMITS** TOUCHING THE CANAL - AMAZING OPPORTUNITY FOR FUTURE COMMERCIAL OR RESIDENTIAL DEVELOPMENT LOCATION CLOSE TO CHESTERMERE!! - HEATED SHOP WITH 3 PHASE POWER - 3 BAY GARAGE SHOP WITH STORAGE AND WORKSPACE AREA - 3 BEDS, 1 BATH MOBILE HOME WITH ALL UTILITIES INCLUDED - MAIN HOME, 3 BEDS 2 BATHS, OVERSIZED ATTACHED GARAGE, NEW WINDOWS. This property has endless potential with the CANAL, PAVED ROAD ACCESS for a future commercial space or residential project and is an exclusive opportunity. The shop has bays measuring about 39' by 23' ensuring a lot of room for machines to maneuver. There is also a lot of space for animals and amenities would be ideal for livestock rearing. The MOBILE HOME is renovated and has all utilities connected, it features 3 beds, 1 bath, kitchen and large rec room (GREAT MORTGAGE HELPER). The main home is a 3 beds 2 baths bungalow with an OVERSIZED ATTACHED GARAGE. This property is a unique investment and there is room for a lot of value to be added.**

Inclusions: **Mobile Home (Refrigerator, Dishwasher, Gas Range, Microwave Hood Fan)**
Property Listed By: **Real Broker**

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