



THE
A-TEAM

**RE/MAX
FIRST**

RANGE ROAD 225 , Rural Wheatland County T0J 1N0

MLS® #: **A2149802** Area: **NONE** Listing Date: **07/15/24** List Price: **\$300,000**
 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: **219,542 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area

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

DOM

94
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: **6753AD**

Remarks

Pub Rmks: **Unique opportunity to own 5.04 Acres just minutes east of Gleichen in Wheatland County. Great location close to town and only 350 meters of gravel road from the paved highway. Property has electricity running to the garage already with gas close by. AG zoning so the possibilities are endless. Car's and metal are being cleaned up with the option to keep the sea can containers if interested. Price is plus GST**

Inclusions: **n/a**
 Property Listed By: **RE/MAX Key**

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