



THE A-TEAM

RE/MAX FIRST

232 RANGE RD 232 , Langdon T0J 1X3

MLS #: A2160543 Area: NONE Listing Date: 08/26/24 List Price: \$14,800,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Langdon
City/Town: Langdon
Year Built: 0
Lot Information
Lot Sz Ar: 5,527,328 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 0
Low Sqft:
Ttl Sqft:

DOM
117
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof: Construction:
Heating: Flooring:
Sewer: Water Source:
Ext Feat: Fnd/Bsm:
Kitchen Appl:
Int Feat:
Utilities:

Room Information

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc:
Zoning: R-SML & R-MID

Remarks

Pub Rmks: CALLING ALL INVESTORS / DEVELOPERS --- 126.89 (+/-) ACRE PARCEL OF DEVELOPMENT LAND (ZONED: R-SML & R-MID) IN THE SE CORNER OF LANGDON - with approved zoning for single, semi & multi-family homes!!

LOCATION AND AMENITIES, LANGDON APPEARS TO BE A SOLID PLACE OF RESIDENCE FOR THESE FUTURE EMPLOYEES)! Langdon is known for its large development lots and quiet living, this combined with the increasing rates of the hybrid work model give people more of an inclination to move to such areas. Langdon is developing rapidly with new schools, several restaurants, gas stations, a mechanic shop, carwash and other commercial amenities. This hamlet has great access to the Provincial Highway network and is actively encouraging new development including recreational facilities, commercial and housing developments. To the north, is the Track Golf Course and to the East and West are expansive agriculture land adding an element of peace to this area. Furthermore, it is around 20 minutes to the South Health Campus for your added safety! This land is perfect for a residential development and is a significant opportunity for investors and developers! SELLER WILL CONSIDER VENDOR TAKE BACK (VTB)!

Inclusions:

N/A

Property Listed By:

Real Broker

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