



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**283055 TOWNSHIP ROAD 250 , Rural Rocky View County T1Z0P6**

MLS®#: **A2162448**      Area:      Listing **09/03/24**      List Price: **\$2,750,000**  
 Status: **Active**      County: **Rocky View County**      Date:      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Industrial Land**  
 City/Town: **Rural Rocky View County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **174,240 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

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

DOM

**91**  
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
			Legal/Tax/Financial		

Title:      Zoning:  
**Fee Simple**      **Residential Rule**  
 Legal Desc:      **9012115**

Remarks

Pub Rmks: **4 acres could possibly be rezoned light industrial as you see in pictures CN INTERMODAL FACILITY is already across the most used road in and out of CN.Is fronting onto a major roadway Mcnight Boulevard ,as short 3 km from city limits.This 4 acres has great potential as holding property or functioning container storage or**

**both. Easy access to all major roads and close to ever increasing airport logistics. Currently owner occupied for over 30 years and is willing to rent back for short term. The property includes one 3 bay shop [30x50 ft] with 14 foot high doors,, the house is 1250 sqft with 2 bdrm sssss in walkout basement, property is tree lined with 140 spruce trees over 40 feet tall providing private off grid living for yourself or to rent out and hold .Would make great business location for anything big rig because of large heated shop**

Inclusions:

Property Listed By:

**2 FRIDGE 2 STOVE WASHER DRYER, GARAGE OPENER,  
Alberta First Realty**

---

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