



THE
A-TEAM

**RE/MAX
FIRST**

TWP ROAD 024 , Rural Wheatland County T0J 1S0

MLS®#: **A2163952** Area: **NONE** Listing Date: **09/08/24** List Price: **\$199,000**
 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: **498,762 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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

DOM

73
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>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **1**
 Legal Desc: **1411122**

Remarks

Pub Rmks: **11.45 Acre Parcel. 3 miles north of Hussar Elevator Road. Corner Lot. Includes abandoned railway line. First Time Offered. Borders Undeveloped Road Allowance to the North. Gas line to the Property. Country Views. No Building Commitment. Acreage of Choice. New Build. Bring Your Livestock. Great Commute to Bassano, Brooks, Drumheller, Strathmore AB**
 Inclusions: **n/a**

Property Listed By:

RE/MAX Landan Real Estate

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