



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**274093 RGE RD 261 , Rural Rocky View County T0M 0G0**

MLS®#: **A2164695**

Area: **NONE**

Listing Date: **09/10/24**

List Price: **\$449,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Rural Rocky View**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**554,518 sqft**

Lot Shape:

Access:

**Direct Access,Gravel Road**

Lot Feat:

**Level,Pasture,Rectangular Lot**

Park Feat:

DOM

**225**

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:

**Natural Gas Paid,Electricity Paid For,Water Paid For**

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**15**

Zoning:

**R-RUR**

Remarks

Pub Rmks:

**Horse's! here's 12.7 acres all in grass with alot of pipe fencing, perfect for all your animals. This nice acreage is on an all weather road, close to Beiseker & Irricana and an easy commute to Airdrie & Calgary. The property includes a drilled water well of 5gpm, power & natural gas paid for and on the property! There is a small**

gas well in the NE corner of the property that provides a little revenue each year! The acreage is zoned R-RES, and ready for your future home! List Price does NOT include GST. Very affordable acreage, so hurry!

Inclusions:

N/A

Property Listed By:

CIR Realty

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

























