



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 County**  
 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:

Finished Floor Area

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

DOM

**134**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat:  
 Kitchen Appl:  
 Int Feat:  
 Utilities: **Natural Gas Paid,Electricity Paid For,Water Paid For**

Construction:  
 Flooring:  
 Water Source:  
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

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:  
Property Listed By:

N/A  
CIR Realty

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

























