



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

9
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
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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













