



THE
A-TEAM

**RE/MAX
FIRST**

263023 RANGE ROAD 261 , Rural Rocky View County T0M 1G0

MLS® #: **A2164918** Area: **NONE** Listing Date: **09/11/24** List Price: **\$759,999**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
 Sub Type: **Agriculture**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **433,857 sqft**
 Lot Shape:
 Access: **Gravel Lane,Gravel Road**
 Lot Feat: **Farm,Few Trees**
 Park Feat:

Finished Floor Area

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

DOM

83
Layout
 Beds: **4 (4)**
 Baths: **2.0 (2 0)**
 Style: **Modular Home**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** Flooring:
 Sewer: **Laminate**
 Ext Feat: Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	11`1" x 5`11"	4pc Bathroom	Main	10`3" x 9`7"
Bedroom	Main	10`0" x 9`3"	Bedroom	Main	11`1" x 11`0"
Dining Room	Main	13`1" x 9`3"	Foyer	Main	9`1" x 9`5"
Kitchen	Main	13`5" x 8`10"	Living Room	Main	13`1" x 13`5"
Office	Main	6`4" x 4`10"	Bedroom	Main	14`8" x 12`8"
Bedroom - Primary	Main	14`9" x 11`8"	Sunroom/Solarium	Main	9`9" x 23`11"
Furnace/Utility Room	Main	9`2" x 11`9"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **Agricultural**
 Legal Desc:

Remarks

Pub Rmks: **Great opportunity to buy an acreage at an affordable price. The 4 bedrooms home boast 1653 square feet with a modern kitchen and a view for as long as the eye can see! The sunroom brings in great light and your own personal Oasis. The property offers 5 outbuildings with a converted garage (20'x34') that has partially been turned into a great living space. It also comes with a large Quonset (32'x46') that can be used for animals, shop or storage. There is a wonderful greenhouse for all your gardening needs along with a chicken coop. Book your showing now, don't miss out.**

Inclusions: **None**

Property Listed By: **eXp Realty**

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







