



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

126
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







