



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**234250 WRANGLER ROAD , Rural Rocky View County T1X 0P5**

MLS®#: **A2168466**      Area: **NONE**      Listing Date: **10/01/24**      List Price: **\$4,158,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Industrial Land**  
 City/Town: **Rural Rocky View County**

Year Built: **0**  
Lot Information  
 Lot Sz Ar: **258,746 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**123**  
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:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$3,861**      Title: **Fee Simple**      Zoning: **C-LRDs h18**  
 Fee Freq:

Annually

Legal Desc: 10131129

Remarks

Pub Rmks: **Prime industrial 5.94 acres lots directly on Wrangler Road . Parcels have easy access to 61 Avenue SE, Peigan, Stoney and Glenmore Trails. No building requirement. No on site storm ponding requirement**

Inclusions: **N/A**  
Property Listed By: **URBAN-REALTY.ca**

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

