



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**

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**90**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Year Built:

**0**

Lot Information

Lot Sz Ar:

**258,746 sqft**

Lot Shape:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

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>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Condo Fee:

**\$3,861**

Title:

**Fee Simple**

Fee Freq:

Zoning:

**C-LRDs h18**

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

