



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**RANGE ROAD 261 , Rural Wheatland County T1P 0K4**

MLS®#: **A2174186**      Area: **NONE**      Listing Date: **10/19/24**      List Price: **\$1,620,000**  
 Status: **Active**      County: **Wheatland County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Rural Wheatland County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **5,311,706 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

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

DOM

**105**  
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:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

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

Remarks

Pub Rmks: **Only 20 minutes to the city limits, easy access for commute to city. 1 mile south of #1 Highway 5 miles west of Strathmore. Cultivated land with a 4.99 acre subdivision, 2 titles to be sold together. The subdivision comes with waste water site evaluation(in supplements). Linc # 0034096941 Plan 0914823 Block 5 Lot 2**

Inclusions:  
Property Listed By:

**(4.99 acres) must be sold together. Please do not enter property.**  
**N/A**  
**KIC Realty**

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

