



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

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

63

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

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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Title:

Fee Simple

Legal Desc:

Zoning:

AG

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

