



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**TWP 222 & RR 264 , Rural Wheatland County T0J 0M0**

MLS® #: **A2175467**      Area: **NONE**      Listing Date: **10/25/24**      List Price: **\$440,000**  
 Status: **Active**      County: **Wheatland County**      Change: **-\$55k, 25-Nov**      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: **367,210 sqft**  
 Lot Shape:  
 Access: **Gravel Road**  
 Lot Feat:  
 Park Feat:

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

DOM

**89**  
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>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**      Zoning: **AG**  
 Legal Desc: **0912999**

Remarks

Pub Rmks: **Discover the perfect canvas for your dream home on this 8.43 acre parcel. with mountain views and frames by mature trees that offer both beauty & privacy. This expansive, fully fenced lot provides ample room to bring your vision to life with the potential to design a custom, walk-out home that captures the surrounding natural beauty. Bordering the property is a creek (Western Irrigation District-WID) ensuring lush landscapes and endless possibilities for gardening or small scale agriculture. Imagine waking up to panoramic views & enjoying the peace of country living with convenient access to nearby amenities. Carseland is only a few minutes away and Calgary a short 20 minute commute. Highlighting the growth & future potential of the area, the property benefits from proximity to the up-and-coming commercial developments poised to bring new jobs, energy & attractions to the community -- De'Havilland Manufacturing close to Cheadle, CGC (Canadian Gypsum Company) & Goldfinch Industrial Park by Carseland and a Pea processing Facility. With a forward looking vision for economic growth these developments will add value to this location. Seller would consider seller financing for a short term. Power & Gas at the property line.**

Inclusions: n/a  
Property Listed By: **RE/MAX Key**

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





