



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

57
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**
Legal Desc: **0912999**

Zoning: **AG**

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





