



THE
A-TEAM

**RE/MAX
FIRST**

TWP 241 RANGE ROAD 261 , Rural Wheatland County T0J 1X0

MLS®#: **A2176879**

Area: **NONE**

Listing Date: **11/07/24**

List Price: **\$2,199,999**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Industrial Land

City/Town:

**Rural Wheatland
County**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Year Built:

0

Lot Information

Lot Sz Ar:

2,922,440 sqft

Lot Shape:

DOM

76

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Access:

Accessible to Major Traffic Route,Direct Access

Lot Feat:

Corner Lot,Wetlands

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room
Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Zoning:

IG

Legal Desc:

411592

Remarks

Pub Rmks:

Located 1.7Km South of Highway #1 5 mins from the De Havilland Manufacturing Facility 25Mins East of Calgary, 5 Mins West of Strathmore +/- 67 Acres of Industrial Zoned Land Fully Fenced yard Site Services to the property Line Phase 1 Ground Water Report Available

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

