

280235 TOWNSHIP ROAD 240, Rural Rocky View County T1X 2C7

A2179426 NONE Listing 11/15/24 List Price: \$3,299,900 MLS®#: Area:

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: City/Town:

Rural Rocky View

Year Built: Lot Information Lot Sz Ar:

Lot Shape:

Access:

Lot Feat: Park Feat:

Residential

Detached

Finished Floor Area Abv Saft: County

1950 Low Sqft: Ttl Sqft:

1,510,225 sqft

Parking

DOM

<u>Layout</u>

Beds:

Baths:

Style:

36

Ttl Park: 0 Garage Sz: 1

3 (2 1) 2.0 (2 0)

Acreage with

Residence, Bungalow

Back Yard, Creek/River/Stream/Pond, Few Trees, Lawn, Irregular Lot

1,428

1.428

Single Garage Attached

Utilities and Features

Flooring:

Roof: **Asphalt Shingle** Construction:

Forced Air Composite Siding, Wood Frame Heating:

Sewer: Septic Field, Septic Tank

Other Ext Feat: Carpet, Tile Water Source: Well

> Fnd/Bsmt: Block

Kitchen Appl: Dishwasher, Dryer, Electric Range, Freezer, Microwave, Range Hood, Refrigerator, Washer

Int Feat: See Remarks Utilities:

Room Information

Level <u>Room</u> Dimensions Room <u>Level</u> **Dimensions** Main 13`10" x 11`11" Main 9'0" x 9'5" **Bedroom** Den Kitchen Main 10`11" x 11`6" **Dining Room** Main 10`11" x 9`11" 7`5" x 9`1" 20`9" x 12`0" 4pc Bathroom Main **Family Room** Main **Bedroom** 13'0" x 9'0" 14`1" x 10`9" Main **Bedroom Basement**

Laundry Basement 15`4" x 12`0" 3pc Bathroom Basement 8`3" x 4`8"

Legal/Tax/Financial

Title: Zoning: Fee Simple AG

Legal Desc: **7911465**

Remarks

Pub Rmks:

34.67 (+/-) ACRE PARCEL RIGHT OUTSIDE CHESTERMERE CITY LIMITS TOUCHING THE CANAL - AMAZING OPPORTUNITY FOR FUTURE COMMERCIAL OR RESIDENTIAL DEVELOPMENT LOCATION CLOSE TO CHESTERMERE!! - HEATED SHOP WITH 3 PHASE POWER - 3 BAY GARAGE SHOP WITH STORAGE AND WORKSPACE AREA - 3 BEDS, 1 BATH MOBILE HOME WITH ALL UTILITIES INCLUDED - MAIN HOME, 3 BEDS 2 BATHS, OVERSIZED ATTACHED GARAGE, NEW WINDOWS. This property has endless potential with the CANAL, PAVED ROAD ACCESS for a future commercial space or residential project and is an exclusive opportunity. The shop has bays measuring about 39' by 23' ensuring a lot of room for machines to maneuver. There is also a lot of space for animals and amenities would be ideal for livestock rearing. The MOBILE HOME is renovated and has all utilities connected, it features 3 beds, 1 bath, kitchen and large rec room (GREAT MORTGAGE HELPER). The main home is a 3 beds 2 baths bungalow with an OVERSIZED ATTACHED GARAGE. This property is a unique investment and there is room for a lot of value to be added. Mobile Home (Refrigerator, Dishwasher, Gas Range, Microwave Hood Fan)

Inclusions:

Property Listed By: Real Broker

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













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280235 Township Rd 240, Chestermere, AB

hop Interior Area 814,74 sq ft



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280235 Township Rd 240, Chestermere, AB

Mobile Home Exterior Area 1100.67 sq ft



