



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**272151 RANGE ROAD 292 , Airdrie T4A 0G2**

MLS® #: **A2184532**

Area: **NONE**

Listing Date: **12/27/24**

List Price: **\$2,149,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Airdrie**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**642,510 sqft**

Lot Shape:

**Paved Road  
Level, Rectangular Lot**

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**36**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Construction:

Flooring:

Water Source:

**Well**

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

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:

**8510752**

Zoning:

**RR-4**

Remarks

Pub Rmks:

**Alberta is back and opportunity knocks for You! A recent Industrial Business and Direct Control development has been approved on the adjacent property to the south with future road allowance from Highland Park Lane directly to the middle of the 14.75 acre Property. This property is on pavement immediately north of Highland Park Industrial (home to the Costco Wholesale Distribution Centre, Cam Clark Ford, UFA, TransCanada Turbines), with quick easy access via Hamilton Boulevard to Highway 567, QE II Highway and the North Service Road to flow freely between Calgary, Airdrie and northern Alberta. Only 15 minutes from Calgary International Airport, and 10 minutes from Cross Iron Mills in Balzac. The City of Airdrie offers a diverse young skilled labour force, excellent restaurant and lifestyle**

amenities, and lower property taxes. Currently zoned Rural Residential-4 with a water well and fenced perimeter, and Phase I Environmental Site Assessment is completed. Dimensions are more or less 330 feet wide X 1,952 feet deep. Existing commercial development in the area include RV storage, RV repair, and Direct Control businesses. Come and check out the possibilities for you. GST applicable.

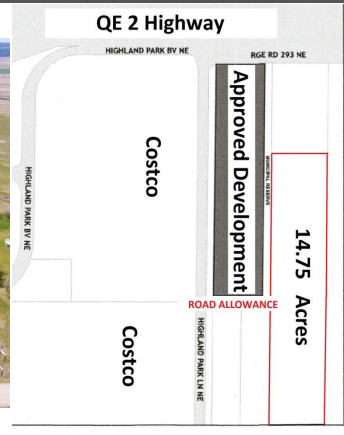
Inclusions:  
Property Listed By:

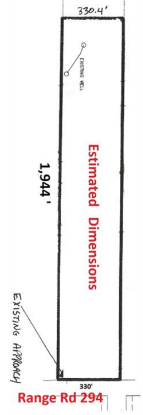
N/A  
Legacy Real Estate Services

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



Airdrie, Alberta | 14.75 acres | Within City Limits





ROAD PLAN - location

