



THE
A-TEAM

**RE/MAX
FIRST**

W4R26T25S16QNE RANGE ROAD 264 Range, Rural Wheatland County T0J 0Y0

MLS® #: **A2186459** Area: **NONE** Listing Date: **01/09/25** List Price: **\$3,000,000**
Status: **Active** County: **Wheatland County** Change: **None** 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: **6,553,602 sqft**
Lot Shape:

Access: **Public**
Lot Feat:
Park Feat:

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

23
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: **Electricity at Lot Line,Natural Gas at Lot Line**

Construction:
Flooring:
Water Source:
Dugout
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

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

Remarks

Pub Rmks: **Prime farmland located within the Area Structure Plan WC ASP - 11-012. (Parcel #4 on Google Map) This prime piece of Real Estate is situated just off pavement and**

is an easy commute to Calgary (20 minutes), and only 15 minutes to either Strathmore or Chestermere. Aligned with all the major transportation corridors of Highway #1, Highway 564, Highway #9 and Glenmore Trail; this fabulous location avails developers to all the major roadways leading to the city and adjacent communities. Within steps of Lakes of Muirfield 18 hole Golf Course, a convenience store and liquor store. Opportunity knocks to become the leader in developing this Area Structure Plan further. Many of the development approvals have been undertaken and approved. There is already a high pressure gas line installed that will service 180 home sites. Along with this 150+- acre parcel are adjoining parcels totaling another 420 acres for sale and all are included already in the Area Structure Plan that has been approved by the MD of Wheatland. An opportunity to purchase for the future and develop as you go. Productive farmland currently leased. Highway #1 Business Park and the De Havilland Airport and offices are approximately 4 miles away. A service station and some fast food outlets are already established. This is a great holding property with increased residential development a necessity in the near future.

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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







