

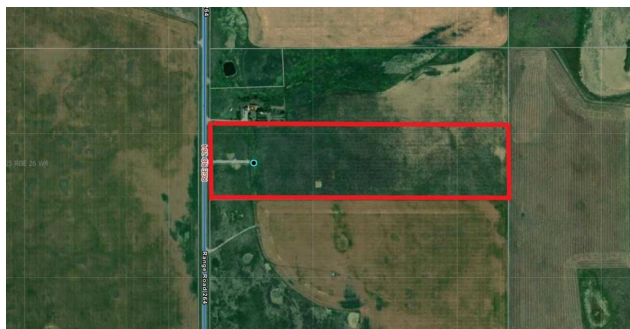


THE
A-TEAM

**RE/MAX
FIRST**

253025 264 Range, Rural Wheatland County T0J 1Y0

MLS® #: **A2187451** Area: **NONE** Listing Date: **01/12/25** List Price: **\$699,900**
 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: **1,731,510 sqft**
 Lot Shape:

Access: **Paved Road**
 Lot Feat: **Meadow,Native Plants**
 Park Feat:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

10
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: **None**
 Fnd/Bsmt:

Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: Zoning:
Fee Simple **AG**
 Legal Desc:

Remarks

Pub Rmks: **Almost 40 acres of land in a prime location! No gravel road, only pavement access. Close to the Lyalta and close distance to Strathmore, Chestermere and Calgary. Also, very close to the upcoming DE Havilland Field. Easy access from Country Hills Blvd (564) and Highway 1.**
 Inclusions: **N/A**
 Property Listed By: **Royal LePage Benchmark**

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

