



THE
A-TEAM

**RE/MAX
FIRST**

264201 RANGE ROAD 12 , Airdrie T4B 2Z8

MLS® #: **A2187847**

Area: **NONE**

Listing Date: **01/15/25**

List Price: **\$2,690,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**

General Information

Prop Type: **Residential**

Sub Type: **Detached**

City/Town: **Airdrie**

Year Built: **1985**

Lot Information

Lot Sz Ar: **202,120 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft: **2,124**

Low Sqft:

Ttl Sqft: **2,124**

DOM

2

Layout

Beds: **4 (2 2)**

Baths: **3.5 (3 1)**

Style: **Acreage with
Residence,Bungalow**

Parking

Ttl Park: **8**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Landscaped,Private

Double Garage Attached



Airdrie land available for sale with the capability of developing 108 townhomes. This is a prime opportunity for developers and investors. For more details, please contact Harry at 403-463-8663 or Aman at 587-969-2259. Don't miss out on this great investment!

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Wood Siding

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Cooktop,Microwave,Oven,Refrigerator,Washer/Dryer

Int Feat:

Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	56`4" x 48`11"	Bedroom	Main	37`2" x 41`0"
Dining Room	Main	34`2" x 46`2"	Breakfast Nook	Main	47`4" x 36`11"
Sunroom/Solarium	Main	47`4" x 44`10"	4pc Bathroom	Main	16`8" x 31`2"
2pc Bathroom	Main	15`7" x 16`2"	Kitchen	Main	41`10" x 50`7"
Living Room	Main	41`7" x 51`5"	Den	Main	33`4" x 35`10"
Office	Main	36`11" x 39`11"	4pc Ensuite bath	Main	48`11" x 24`10"
3pc Ensuite bath	Basement	29`0" x 23`6"	Bedroom	Basement	41`10" x 56`10"
Bedroom	Basement	33`8" x 36`8"	Game Room	Basement	88`7" x 98`5"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **RR-4**
 Legal Desc: **1111131**

Remarks

Pub Rmks: **Excellent investment 4.64 Acres located in the fast growing city of Airdrie. Property is designated residential in an approved Community Area Structure Plan (CASP). The city wants multi family on the property with potential TOWNHOMES , APARTMENTS or possible MIXED USE. Close proximity to future High School and Rec Center to be constructed east of the property on Mattamy owned lands. House has an office on Main as well den and porch room (not included in the main floor area measurement) not heated. Basement fully developed with 2 BR's 3 piece bath storage and large open lounging area with bar. Qualico currently adjacent to the property with Mattamy directly east on 24 St. currently being rough graded.**

Inclusions: **N/A**
 Property Listed By: **Royal LePage METRO**

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



