



THE
A-TEAM

**RE/MAX
FIRST**

W4R26T25S21QSW RANGE ROAD 264 Range, Rural Wheatland County T0J 1Y0

MLS® #: **A2188944** Area: **NONE** Listing Date: **01/20/25** List Price: **\$874,500**
 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: **3,463,020 sqft**
 Lot Shape:
 Access: **Paved Road**
 Lot Feat: **Farm**
 Park Feat:

Finished Floor Area

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

DOM

12
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:
None
 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 # 6 on Google Map) This prime piece of Real Estate is situated on 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 80 acre parcel are adjoining parcels totaling another 500 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. 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. Productive farmland is currently leased and there is a gas well on the property too.

Inclusions:
Property Listed By:

Gas Revenue is \$2400/year
Century 21 Bamber Realty LTD.

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





