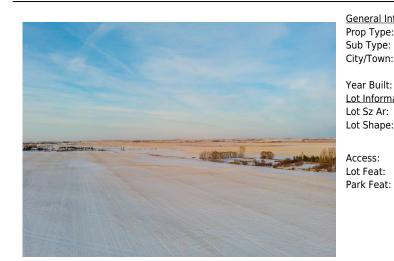


W4R26T25S21QSW RANGE ROAD 264 Range, Rural Wheatland County T0J 1Y0

NONE 01/20/25 List Price: **\$874,500** MLS®#: A2188944 Area: Listing

Status: Active County: **Wheatland County** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Land Sub Type: **Residential Land**

City/Town: **Rural Wheatland** Finished Floor Area County Abv Saft:

Year Built: 0 Low Sqft: Ttl Sqft: Lot Information

3,463,020 sqft

Paved Road

Lot Feat: **Farm**

DOM 12

<u>Layout</u>

Beds: 0 0.0 (0 0) Baths:

Style:

0

<u>Parking</u>

Ttl Park: 0

Garage Sz:

Utilities and Features

Roof: Construction: Heating: Flooring: Sewer: Water Source:

> None Fnd/Bsmt:

Kitchen Appl: Int Feat:

Pub Rmks:

Ext Feat:

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

Room Information

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

Title: Zoning: **Fee Simple** AG

Legal Desc:

Remarks

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 corriders 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

