

225206 RANGE ROAD 273, Rural Rocky View County T1X 0H8

MLS®#: **A2190098** Area: **NONE** Listing **01/24/25** List Price: \$424,900

Status: Active County: Rocky View County Change: -\$4k, 28-Jan Association: Fort McMurray

Date:

Year Built:

Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Park Feat:

Lot Information

General Information

Prop Type: Land
Sub Type: Residential Land

City/Town: Rural Rocky View Finished Floor Area

County Abv Sqft: 0
0 Low Sqft:

Ttl Sqft:

241,322 sqft

<u>DOM</u> **6**

Layout

0 0.0 (0 0)

0

Beds:

Baths:

Style:

Parking

Ttl Park:

Garage Sz:

Level, Near Golf Course, Pasture

Utilities and Features

Roof: Construction: Heating: Flooring:

Sewer: Water Source: Ext Feat: Well

Fnd/Bsmt:

Kitchen Appl: Int Feat: Utilities:

Room Information

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

Title: Zoning: Fee Simple CR

Fee Simple
Legal Desc: 2510080

Remarks

Pub Rmks: This charming parcel of land has a lot to offer... Ready to build or move on a home. Lots of room for a shop, barn and horses. Great location with beautiful views.

Excellent new well, 10 gpm. Adjacent 4 acres may also be available for lease. Electrical and gas both located within meters. Located 12 miles from Stoney Trail SE, and only 2.5 miles from the flourishing town of Langdon. Minutes to schools, grocery stores, restaurants and Timmy's. A new community complex is being

constructed with another shopping center coming soon. This is a great opportunity to own 5.54 acres of land on Calgary's doorstep!

Inclusions: None

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





