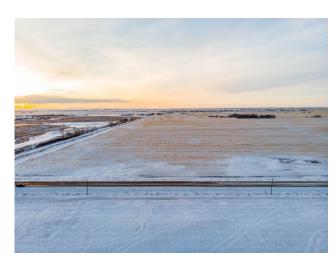


W4R26T25S16:5,6 RANGE ROAD 264, Rural Wheatland County TOJ 0Y0

A2199011 NONE 03/04/25 List Price: **\$3,517,493** MLS®#: Area: Listing

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

Date:



General Information

Prop Type: Sub Type:

City/Town:

County Year Built: 0

Lot Sz Ar: Lot Shape:

Lot Information

Access: Lot Feat: Park Feat: Land

Residential Land

Rural Wheatland Finished Floor Area Abv Saft:

> Low Sqft: Ttl Sqft:

0

3,463,020 sqft

DOM

10 <u>Layout</u>

Beds:

0 0.0 (0 0) Baths:

Style:

<u>Parking</u>

Ttl Park: 0

Garage Sz:

Utilities and Features

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

Kitchen Appl: Int Feat: **Utilities:**

Pub Rmks:

None Fnd/Bsmt:

Room Information

Level **Dimensions** Room Level **Dimensions** <u>Room</u>

Legal/Tax/Financial

Title: Zoning: **Fee Simple** HRG Legal Desc:

Remarks

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. There is a service station and food outlets nearby. 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. Down the road from the new De Havilland Offices.

Inclusions:

Property Listed By: Century 21 Bamber Realty LTD.



