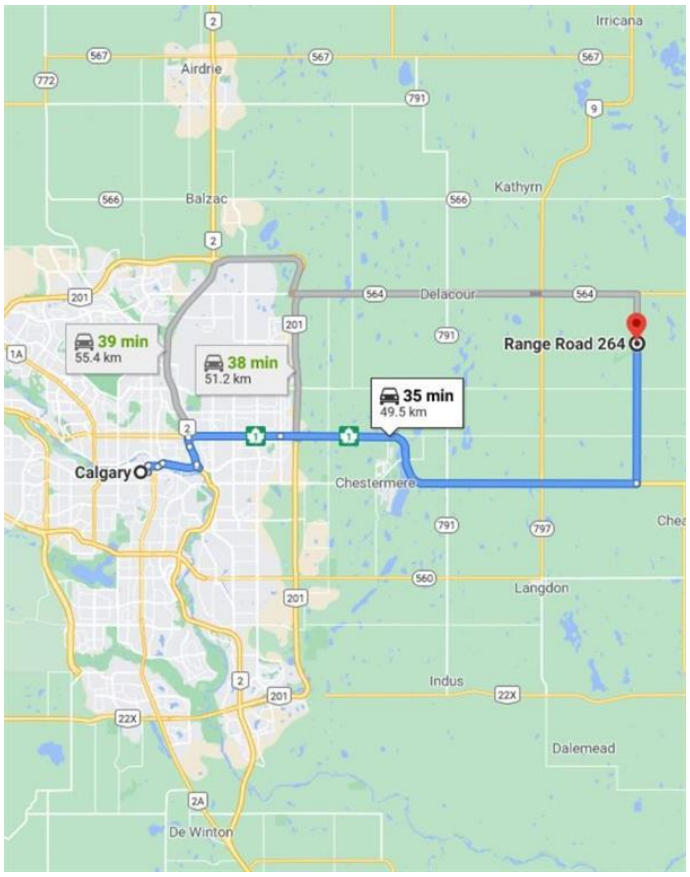
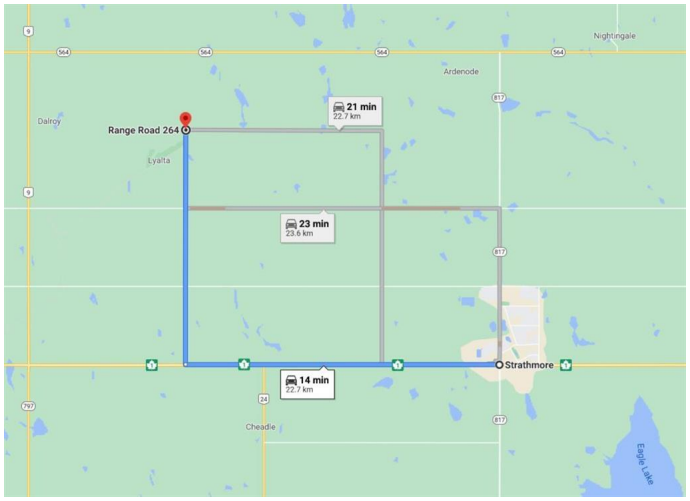
$1,600,000 - W4r26t25s16qse Range Road 264, Rural Wheatland County

MLS® #A2186028

$1,600,000
0 Bedroom, 0.00 Bathroom,
Land on 80.00 Acres

NONE, Rural Wheatland County, Alberta





Prime farmland located within the Area Structure Plan WC ASP - 11-012. (Parcel #7 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. Approved water resources are also in place for the ASP. Productive farmland currently leased. 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.

Essential Information

MLS® #	A2186028
Price	$1,600,000
Bathrooms	0.00
Acres	80.00
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	W4r26t25s16qse Range Road 264
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T0J 0Y0

Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line

Additional Information

Date Listed	January 7th, 2025
Days on Market	209
Zoning	AG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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