# \$1,757,500 - W4r26t25s16;4 Range Road 264, Rural Wheatland County

MLS® #A2199012

\$1,757,500

0 Bedroom, 0.00 Bathroom, Land on 39.50 Acres

NONE, Rural Wheatland County, Alberta

Prime farmland located within the Area Structure Plan WC ASP - 11-012. (Parcel # 1 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. 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 40 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. Land is currently leased. De Havilland Offices just down the road.





#### **Essential Information**

MLS® # A2199012

Price \$1,757,500

Bathrooms 0.00

Acres 39.50

Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address W4r26t25s16;4 Range Road 264

Subdivision NONE

City Rural Wheatland County

County Wheatland County

Province Alberta
Postal Code T0J 1Y0

### **Amenities**

Utilities Electricity at Lot Line, Natural Gas at Lot Line

#### **Additional Information**

Date Listed March 4th, 2025

Days on Market 238
Zoning HRG

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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