

# \$439,900 - 274093 Rge Rd 261, Rural Rocky View County

MLS® #A2164695

**\$439,900**

0 Bedroom, 0.00 Bathroom,  
Land on 12.73 Acres

NONE, Rural Rocky View County, Alberta

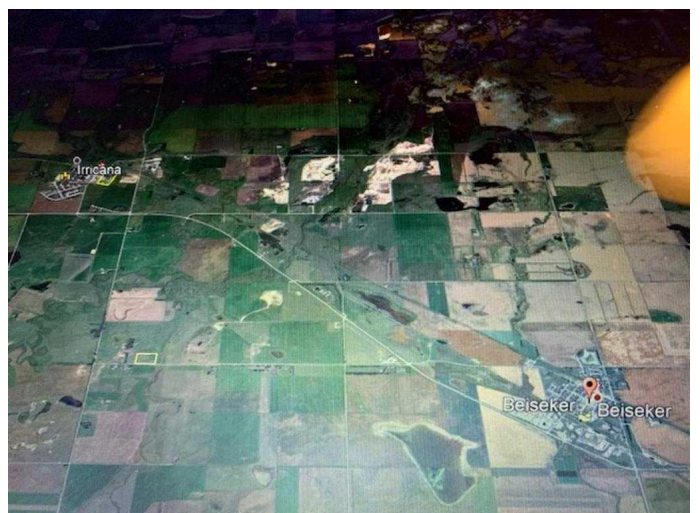
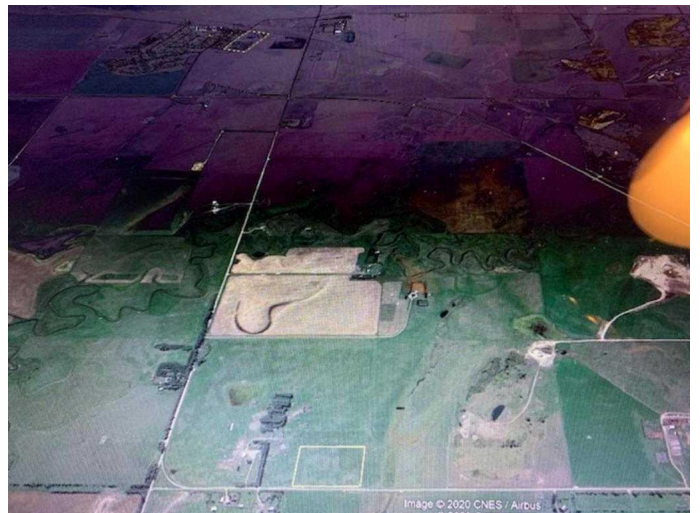
Horse's! here's 12.7 acres all in grass with alot of pipe fencing, perfect for all your animals. This nice acreage is on an all weather road, close to Beiseker & Irricana and an easy commute to Airdrie & Calgary. The property includes a drilled water well of 5gpm, power & natural gas paid for and on the property! There is a small gas well in the NE corner of the property that provides a little revenue each year! The acreage is zoned R-RES, and ready for your future home! List Price does NOT include GST. Very affordable acreage, so hurry!

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2164695         |
| Price     | \$439,900        |
| Bathrooms | 0.00             |
| Acres     | 12.73            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 274093 Rge Rd 261       |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0M 0G0 |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Utilities | Electricity Paid For, Natural Gas Paid, Water Paid For |
|-----------|--------------------------------------------------------|

### Exterior

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Level, Pasture, Rectangular Lot |
|-----------------|---------------------------------|

### School Information

|          |                                   |
|----------|-----------------------------------|
| District | Rocky View School Division No. 41 |
|----------|-----------------------------------|

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 10th, 2024 |
|-------------|----------------------|

|                |     |
|----------------|-----|
| Days on Market | 247 |
|----------------|-----|

|        |       |
|--------|-------|
| Zoning | R-RUR |
|--------|-------|

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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