

# \$449,000 - 274093 Rge Rd 261, Rural Rocky View County

MLS® #A2164695

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Land on 12.73 Acres

NONE, Rural Rocky View County, Alberta

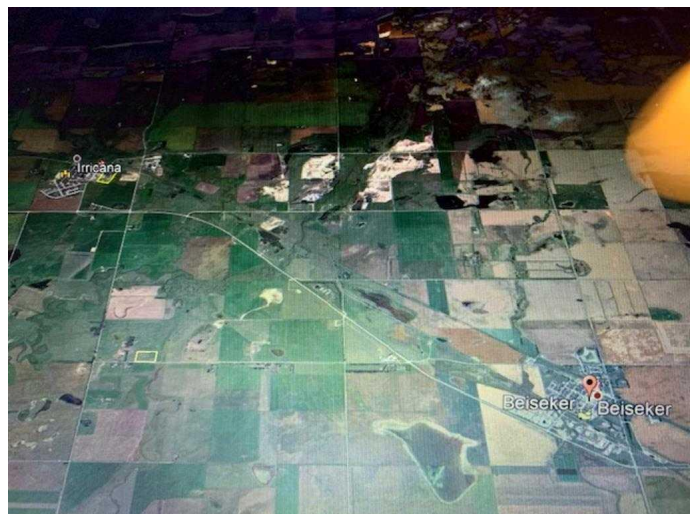
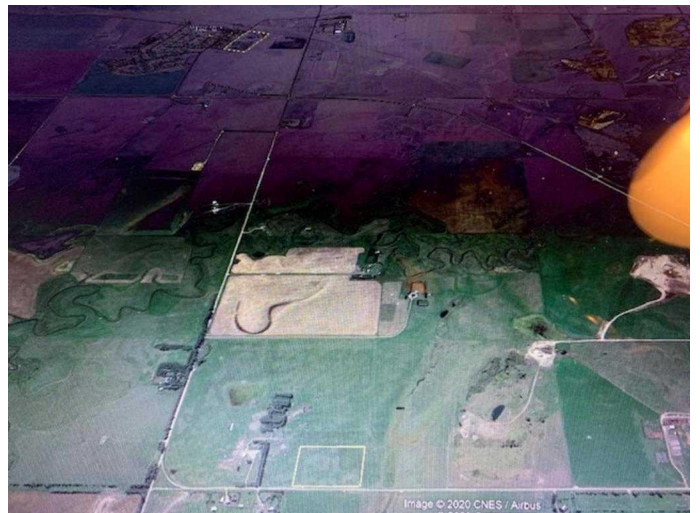
Horse's! here's 12.7 acres all in grass with alot of pipe fencing, perfect for all your animals. This nice acreage is on an all weather road, close to Beiseker & Irricana and an easy commute to Airdrie & Calgary. The property includes a drilled water well of 5gpm, power & natural gas paid for and on 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	\$449,000
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	218
Zoning	R-RUR

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.