

# \$2,890,000 - Rural Listing W4; Range 28; Township 22; Section34; Q Ne;; Ne, Rural Rocky View County

MLS® #A2143840

**\$2,890,000**

0 Bedroom, 0.00 Bathroom,  
Land on 112.18 Acres

NONE, Rural Rocky View County, Alberta

Attention Huge Price Reduction\*\*\*\*This is a great holding property. It is located just 1/2 mile north of HWY 22X , on Range Road 282, Township 22, adjacent to the PRAIRIE GATEWAY INDUSTRIAL ASP. Subject Parcel consists of 112.18 acres of cultivated land with 2150 square feet of bungalow residence, and a large workshop, about 2800 sqft. There are 3 bedrooms and 3 bathrooms on the main floor of the house. The basement is partially developed with a large recreation room and a 3 piece bathroom. The land lease and the Residential Acreage rental generate \$57,000.00 income per annum. Please do not approach the residence without a confirmed showing appointment. All showing appointments must be booked through Showing Time with 24-hour advance notice. Tenant rights must be observed.

## Essential Information

MLS® #	A2143840
Price	\$2,890,000
Bathrooms	0.00
Acres	112.18
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information



Address	Rural Listing W4; Range 28; Township 22; Section34; Q Ne;; Ne
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 1Y3

### **Additional Information**

Date Listed	June 20th, 2024
Days on Market	289
Zoning	zzz

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.