

# \$2,899,900 - 4;25;24;17 Se, Rural Wheatland County

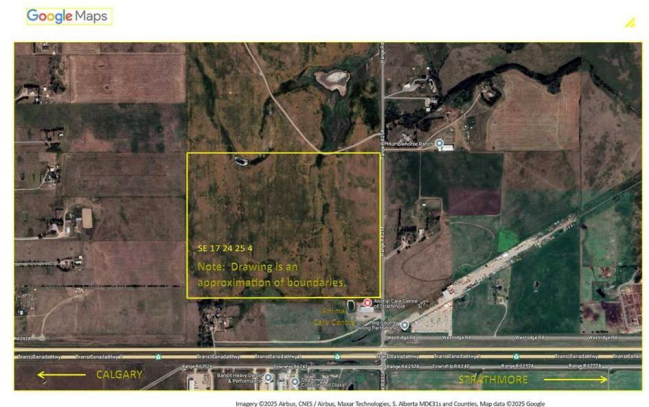
MLS® #A2201760

**\$2,899,900**

0 Bedroom, 0.00 Bathroom,  
Land on 123.40 Acres

NONE, Rural Wheatland County, Alberta

I am pleased to present prime development land currently zoned as Agricultural in Wheatland County, Alberta. The 123.4 acres has exposure to the TransCanada Highway and is located just two miles west of Strathmore. The closest neighboring business includes the Animal Care Center - a local, thriving veterinary business. The land has been farmed in previous years by a neighbouring farmer with best practices in mind. Strathmore is a thriving business and residential hub in the heart of the Calgary region. Businesses benefit from a supportive local community, while residents and business owners enjoy both small-town charm and access to urban market opportunities. This property offers potential for rezoning and could be developed into a future agri-business district or light industrial park. Major area industries include the future De Havilland Field airport, located just minutes west of this property.



## Essential Information

MLS® #	A2201760
Price	\$2,899,900
Bathrooms	0.00
Acres	123.40
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	4;25;24;17 Se
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P0K2

## Additional Information

Date Listed	March 19th, 2025
Days on Market	34
Zoning	1

## Listing Details

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

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.