

# \$6,999,999 - 244 Range Rd 234 Township, Rural Wheatland County

MLS® #A2135444

**\$6,999,999**

0 Bedroom, 0.00 Bathroom,  
Land on 767.00 Acres

NONE, Rural Wheatland County, Alberta

ATTENTION: Land Developers. Opportunity is calling in Wheatland County!

One of Alberta's fastest growing Counties, now has 767 Acres available on Eagle Lake primed for residential, commercial and recreational development.

- \*Subdivided into 7 parcels.
  - \*40min from Calgary, 10 from Strathmore, right off Hwy 1.
  - \*Lakefront Property, with 12km of stunning shore line.
  - \*Incredible views, year round water activities, camping, fishing, walking trails.
  - \*Currently zoned agricultural, but within the Eagle Lake Area Structure Plan.
- With companies like De Havilland and CGC calling Wheatland County home, the need for development, especially housing, has never been greater.



## Essential Information

MLS® #	A2135444
Price	\$6,999,999
Bathrooms	0.00
Acres	767.00
Type	Land
Sub-Type	Residential Land

Status	Active
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## Community Information

Address	244 Range Rd 234 Township
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0V2

## Amenities

Is Waterfront	Yes
Waterfront	Beach Front, Lake, Lake Front, Waterfront

## Exterior

Exterior Features	None
Lot Description	Beach, Lake, Meadow, Native Plants, Pasture, Private, Rolling Slope, Subdivided, Views, Waterfront

## School Information

District	Golden Hills School Division No. 75
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## Additional Information

Date Listed	June 5th, 2024
Days on Market	444
Zoning	Ag

## Listing Details

Listing Office	Royal LePage Benchmark
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