

# \$4,248,650 - 100 Range Road 274 Road, Langdon

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MLS® #A1177299

**\$4,248,650**

0 Bedroom, 0.00 Bathroom,  
Land on 141.68 Acres

N/A, Langdon, Alberta

West side of Langdon. Future development land 141.68 acres. Just West of Langdon on Ranger Road 274 off Glenmore or TWP RD 233 , West of new Langdon Boundary. Just South of Glenmore trail. New Langdon High School East of the property should open this fall. Ideal for residential development.

Utility Services may be available from Langdon, Great investment with rezoning to possible commercial or Industrial and to sub divide. Ideal location for solar farm.

Presently farmed. Has surface lease revenue. Electricity and telephone at boundary. Sellers are open to offers.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A1177299        |
| Price     | \$4,248,650     |
| Bathrooms | 0.00            |
| Acres     | 141.68          |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 100 Range Road 274 Road |
| Subdivision | N/A                     |
| City        | Langdon                 |
| County      | Rocky View County       |
| Province    | Alberta                 |

Postal Code T0J 1X2

## Amenities

Utilities Electricity at Lot Line

## Additional Information

Date Listed February 1st, 2022

Days on Market 1180

Zoning AGI

## Listing Details

Listing Office RE/MAX LANDAN REAL ESTATE

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