

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

---

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       1321

Zoning                  AGI

### **Listing Details**

Listing Office           RE/MAX LANDAN REAL ESTATE

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.