

# \$276,000 - 9 274 Township, Irricana

MLS® #A2198773

**\$276,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.00 Acres

NONE, Irricana, Alberta

This versatile commercial land in Irricana, Alberta, offers direct access off Township Road 274, providing excellent connectivity for a variety of industrial or storage uses. Located on the north side of town, the site features a compacted and graveled access road, with natural gas and electricity available at the property edge.

Each lot will be rough-graded ensuring a ready-to-use site. Development can proceed via a Development Permit (DP) while the formal subdivision process is completed. Vendor financing is available, offering flexibility for potential buyers.

For more information or to schedule a site visit, contact us today.



## Essential Information

MLS® #	A2198773
Price	\$276,000
Bathrooms	0.00
Acres	3.00
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	9 274 Township
---------	----------------

Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

### **Amenities**

Amenities	None
-----------	------

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	69
Zoning	I-L

### **Listing Details**

Listing Office	CDN Global Advisors Ltd.
----------------	--------------------------

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.