

**274093 Rge Rd 261**  
**Rural Rocky View County, Alberta**

**MLS # A2164695**



**\$449,000**

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**Division:** NONE

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**Lot Size:** 12.73 Acres

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**Lot Feat:** Level, Pasture, Rectangular Lot

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**By Town:** Beiseker

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**LLD:** 26-27-26-W4

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**Zoning:** R-RUR

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**Water:** -

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**Sewer:** -

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**Utilities:** Natural Gas Paid, Electricity Paid For, Water Paid For

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Horse's! here's 12.7 acres all in grass with alot of pipe fencing, perfect for all your animals. This nice acreage is on an all weather road, close to Beiseker & Irricana and an easy commute to Airdrie & Calgary. The property includes a drilled water well of 5gpm, power & natural gas paid for and on the property! There is a small gas well in the NE corner of the property that provides a little revenue each year! The acreage is zoned R-RES, and ready for your future home! List Price does NOT include GST. Very affordable acreage, so hurry!