



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2164695**



**\$439,900**

**Division:** NONE

**Lot Size:** 12.73 Acres

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

**By Town:** Beiseker

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

**Zoning:** R-RUR

**Water:** -

**Sewer:** -

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

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!