

# \$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 | 70              |
| Zoning         | I-L             |

### **Listing Details**

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

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