



GRASSROOTS
REALTY GROUP

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**253032 Township Road 244
Strathmore, Alberta**

MLS # A2316697



\$500,000

Division: NONE

Lot Size: 7.09 Acres

Lot Feat: -

By Town: Strathmore

LLD: 6-24-25-W4

Zoning: CR

Water: Well

Sewer: -

Utilities: -

Spring into this AWESOME Acreage. Build Your Dream. Ox Bow Country Golf Course. One of the Best 9 Hole Golf Courses in Alberta. Neighbor. Less than 5 minutes to Strathmore, AB. 7+ Acres. No Gravel. Mountain Views. Sunsets. Pond . Property includes a Drilled Well. Power. Treed Border. Note Vacant Land. Purchase Price plus GST payable to the Seller. as per discussions with County of Wheatland Development Department "Man Made Pond " may be filled in to create a larger parcel. Potential to Subdivide into 2-3 titles. .Clean Fill is Available. Presently Zoned AG. Selling as is with potential for subdivision and Country Residential Zoning