

\$95,000 - 8 274 Township, Irricana

MLS® #A2195771

\$95,000

0 Bedroom, 0.00 Bathroom,
Land on 1.00 Acres

NONE, Irricana, Alberta

Located on the north side of Irricana, Pioneer Park offers flexible light industrial land options ranging from 1.0 to 3.3 acres, with the ability to combine lots for a larger site. With direct access off Township Road 274, this property is well-suited for businesses requiring space, accessibility, and essential services.

Each site will be rough-graded and leveled, with compacted and graveled access roads throughout. Natural gas and electricity are available at the property edge, ensuring reliable service for industrial operations. The site can be utilized via Development Permit (DP) while the formal subdivision process is completed. Vendor financing available.

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



Essential Information

MLS® #	A2195771
Price	\$95,000
Sold Price	\$95,000
Bathrooms	0.00
Acres	1.00
Type	Land
Sub-Type	Industrial Land
Status	Sold

Community Information

Address	8 274 Township
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Amenities	None
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Additional Information

Date Listed	February 19th, 2025
Date Sold	March 22nd, 2025
Days on Market	31
Zoning	I-L
HOA Fees	0.00

Listing Details

Listing Office	CDN Global Advisors Ltd.
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