

# \$1,347,250 - 12 Durum Drive, Rural Wheatland County

MLS® #A2220625

**\$1,347,250**

0 Bedroom, 0.00 Bathroom,  
Land on 3.17 Acres

NONE, Rural Wheatland County, Alberta

This prime 3.17 acre industrial lot with **VISIBILITY AND ACCESS ON PAVEMENT** from Highway 1 sits just north of the new De Havilland Field. Fenced and asphalt already done. Origin Business Park is a newer industrial area and the land opportunities are endless with land and taxes that are a fraction of the price of properties near or within the City of Calgary. A mere 13-minute drive from the intersection of Highway 1 and Stoney Trail, as well as close to Chestermere, Strathmore, Balzac and Langdon. This park is also part of Wheatland County's West Highway 1 Area Structure Plan.

## Essential Information

MLS® #	A2220625
Price	\$1,347,250
Bathrooms	0.00
Acres	3.17
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	12 Durum Drive
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta



Postal Code           T0J 1X0

### **Amenities**

Utilities               Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line

### **Exterior**

Lot Description       Level, Rectangular Lot, Cleared

### **Additional Information**

Date Listed           May 15th, 2025

Days on Market       53

Zoning                410

### **Listing Details**

Listing Office         Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.