

\$1,324,900 - 12 Durum Drive, Rural Wheatland County

MLS® #A2253225

\$1,324,900

0 Bedroom, 0.00 Bathroom,
Land on 3.17 Acres

NONE, Rural Wheatland County, Alberta

Prime 3.17 Acre Industrial Lot – Highway 1 Frontage | Origin Business Park
Exceptional opportunity to own a high-visibility 3.17-acre industrial lot with direct access and pavement frontage on Highway 1, just north of the new De Havilland Field. This fully fenced and asphalted property is development-ready and ideally located in Origin Business Park, one of the newest and most promising industrial areas in Wheatland County. Enjoy significant cost advantages, with land prices and taxes a fraction of what you'd pay in or near Calgary—yet still benefit from outstanding regional connectivity. This location is just a 13-minute drive from the intersection of Highway 1 and Stoney Trail, and conveniently close to Chestermere, Strathmore, Balzac, and Langdon. Situated within the West Highway 1 Area Structure Plan, this parcel offers long-term value and flexibility for a range of industrial uses. Whether you're looking to expand, invest, or build-to-suit, this lot provides the space, access, and affordability that industrial users demand.



Essential Information

MLS® #	A2253225
Price	\$1,324,900
Bathrooms	0.00
Acres	3.17

Type	Land
Sub-Type	Commercial 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
-----------	---

Additional Information

Date Listed	September 2nd, 2025
Days on Market	26
Zoning	410

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.