



THE
A-TEAM

**RE/MAX
FIRST**

373 Avenue, Rural Foothills County T1S 1A1

MLS®#: **A2071978**

Area: **NONE**

Listing Date: **08/08/23**

List Price: **\$399,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land
Residential Land**

Sub Type:

**Rural Foothills
County**

City/Town:

0

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Year Built:

Lot Information

Lot Sz Ar:

196,891 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

DOM

285

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title:

Fee Simple

Legal Desc:

1710049

Zoning:

Cres

Remarks

Pub Rmks: **This is the last of three lots offered for sale by this Vendor. 4.52 acres with a drilled well (but no well report available), offers a mountain view and is only a few minute drive west of Okotoks before reaching the Okotoks Erratic. It's far enough off the highway that there is no traffic noise, it's very quiet and peaceful and just**

a short walk down a road allowance to get to the Sheep River. There is standard building guidelines on title (in supplements), with estate homes nearby, and a paved road on two sides. This is a nice one, well signed, go and have a look and give the realtor a call. PLEASE NOTE; RC Building Guidelines can be found in Supplements.
none
ROYAL LEPAGE SOLUTIONS

Inclusions:
Property Listed By:

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

