380070 120 Street, Rural Foothills County T1V 1N3

MLS®#:	**A2077770**	Area:	**Gladys Ridge**	Listing Date:	**09/01/23**	List Price:	**$450,000**
Status:	**Active**	County:	**Foothills County**	Change:	**None**	Association:	**Fort McMurray**

General Information
Prop Type: **Land**
Sub Type: **Residential Land**
City/Town: **Rural Foothills County**
Year Built: **0**

Lot Information
Lot Sz Ar: **243,064 sqft**
Lot Shape: **5.58 Acres**

Access: **Paved Road,Public**
Lot Feat: **Gentle Sloping,Meadow,Rectangular Lot,Views**
Park Feat:

Finished Floor Area
Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM
261
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking
Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof:		Construction:
Heating:		Flooring:
Sewer:		Water Source: **Well**
Ext Feat:		Fnd/Bsmt:

Kitchen Appl:
Int Feat:
Utilities: **Electricity Paid For,Water Paid For**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions

Legal/Tax/Financial

Title: **Fee Simple**
Zoning: **CR**
Legal Desc: **0812572**

Remarks

Pub Rmks: **Beautiful View from this 5.58 Acre Property. Paved road right to the property! Experience panoramic mountain views from the various perfect building sites on this**

property. Located in Gladys Ridge it is only 10 minutes to Okotoks or 15 minutes to Calgary and this quiet location is also away from any main traffic roads! There is a 450 foot raised and leveled road that runs up the north side of the property but it is now a bit overgrown so a quick scrape on the surface and you have excellent access. Underground electrical installation includes a transformer on the pole and an electrical panel in a temporary power box located close to the well head site. Well has electrical wired to it. Early stage perimeter tree line in various areas of this gorgeous property as well.

Inclusions: **N/A**
Property Listed By: **RE/MAX LANDAN REAL ESTATE**

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