



THE
A-TEAM

**RE/MAX
FIRST**

64050 610 Avenue, Rural Foothills County T1V 1M6

MLS® #: **A2084758**

Area: **NONE**

Listing Date: **10/02/23**

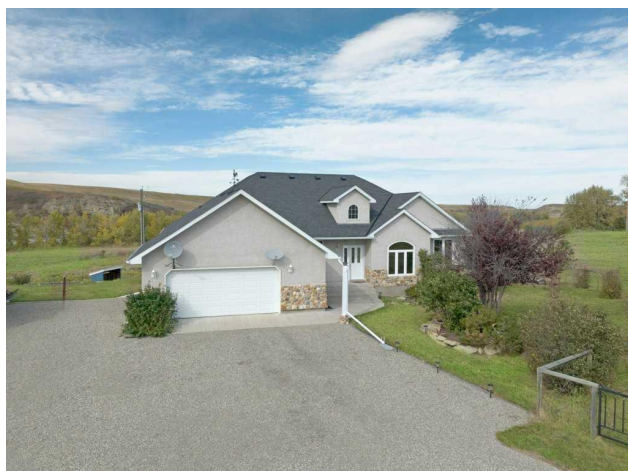
List Price: **\$815,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2001**

Lot Information

Lot Sz Ar: **174,240 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,605**
Low Sqft:
Ttl Sqft: **1,605**

DOM

230

Layout

Beds: **4 (2 2)**
Baths: **2.5 (2 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
Garage Sz: **2**

**Fruit Trees/Shrub(s),Lawn,Garden,No Neighbours Behind,Landscaped,Pasture
Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Storage**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Jetted Tub,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Storage,Track Lighting,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`4" x 5`8"	4pc Ensuite bath	Main	10`5" x 13`8"
Bedroom	Main	13`3" x 9`11"	Dining Room	Main	10`10" x 9`11"
Foyer	Main	13`9" x 5`6"	Kitchen	Main	15`1" x 14`2"
Laundry	Main	10`2" x 8`4"	Living Room	Main	21`5" x 24`8"
Bedroom - Primary	Main	12`6" x 15`0"	Walk-In Closet	Main	7`9" x 9`6"

4pc Bathroom	Basement	10`1" x 5`11"	Bedroom	Basement	17`5" x 15`1"
Bedroom	Basement	13`1" x 22`10"	Game Room	Basement	25`6" x 41`9"
Other	Basement	33`11" x 31`3"	Legal/Tax/Financial		

Title:		Zoning:	
Fee Simple		CR	
Legal Desc:	9110840		Remarks

Pub Rmks:	<p>Visit REALTOR website for additional information. Beautiful, well-maintained walk-out bungalow with river frontage on 4 acres of land. This home was built in 2001 and features a fully developed basement and tiered flower garden in the back yard. Home has 9' ceilings and vaulted ceilings over the open basement area. Two bedrooms downstairs and two bedrooms upstairs; one currently being used as office space. Open concept with lots of natural light. Main floor laundry; hardwood and tile throughout; family room, games room downstairs. 26' x 26' attached garage plus detached garden shed and a gravel parking pad for your toys. ~40 minutes to south Calgary; paved roads to the driveway. If you're looking for peace and quiet, with great neighbours and still be close to everything you need, come see this property!</p>
Inclusions:	<p>Garden hoses, garden hand tools, push lawn mower (gas), weedwhacker/whipper snipper, outdoor fire pit, office bookshelves, office desk, air compressor, extension cords, ladders, large picnic table and chairs, office desk in the garage.</p>
Property Listed By:	<p>PG Direct Realty Ltd.</p>

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



