



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 CENTRE Street, Rural Foothills County T0L 0X0**

MLS® #: **A2093364**

Area:

Listing **11/15/23**

List Price: **\$1,095,000**

Status: **Active**

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: **35,283 sqft**  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft: **4,500**  
Low Sqft:  
Ttl Sqft: **4,500**

DOM

**186**

Layout

Beds: **1 (1 )**  
Baths: **2.0 (2 0)**  
Style: **1 and Half Storey**

Parking

Ttl Park: **15**  
Garage Sz:

**Back Yard,Corner Lot,Corners Marked,Creek/River/Stream/Pond,Few Trees,Lawn,No Neighbours Behind,Irregular Lot,Landscaped,Seasonal Water,Open Lot,Private,Waterfall Off Street,Parking Pad,Quad or More Attached,RV Access/Parking**

Utilities and Features

Roof: **Metal**  
Heating: **Boiler,In Floor,Natural Gas,Zoned**  
Sewer:  
Ext Feat: **Fire Pit,Lighting,Private Entrance,Private Yard,Rain Gutters,RV Hookup,Storage**

Construction:  
**Concrete,Log,Silent Floor Joists,Wood Frame,Wood Siding**

Flooring:  
**Concrete**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Satellite TV Dish,Warming Drawer**  
Int Feat: **Ceiling Fan(s),French Door,High Ceilings,Kitchen Island,Laminate Counters,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Recreation Facilities,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wood Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`5" x 14`5"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>21`0" x 24`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`5" x 10`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`9" x 13`9"</b>
<b>Office</b>	<b>Main</b>	<b>20`4" x 19`8"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	

3pc Bathroom	Main	Legal/Tax/Financial
Title: <b>Fee Simple</b>	Zoning: <b>CMC</b>	
Legal Desc:	<b>1153P</b>	Remarks
Pub Rmks:	<b>Welcome to this unique custom designed home located in the heart of Dewinton. It's been designed with an unbelievable features in this very open floor plan. The interior exterior walls are 12 feet tall and the interior has all been done with panabode log siding and the vaulted ceiling is finished in tongue &amp; groove pine with six sets of pot lights and 4 ceiling fans. The kitchen &amp; kitchen island is also done in panabode log siding with custom built cupboards. The roof downspouts are tied into 2 smaller ponds with a waterfall. The south facing backyard faces onto a large private backyard with a larger holding pond. All the features will be mentioned during your guided tour.</b>	
Inclusions:	<b>none</b>	
Property Listed By:	<b>MAXWELL CAPITAL REALTY</b>	

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





