



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240061 186 Avenue, Rural Foothills County T0L 1W4**

MLS® #: **A2103532**

Area: **NONE**

Listing Date: **01/26/24**

List Price: **\$1,325,000**

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: **1992**  
Lot Information  
Lot Sz Ar: **197,326 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,794**  
Low Sqft:  
Ttl Sqft: **1,794**

DOM

**114**  
Layout  
Beds: **5 (2 3 )**  
Baths: **4.5 (4 1)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**  
Garage Sz: **4**

Access:  
Lot Feat:  
Park Feat: **Fruit Trees/Shrub(s),Garden,Low Maintenance Landscape,Level,Pasture,Rectangular Lot,Treed Front Drive,Garage Door Opener,Gated,Gravel Driveway,Heated Garage,Insulated,Quad or More Attached,Quad or More Detached,RV Access/Parking,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Heat Pump,Hot Water,Natural Gas,Radiant**  
Sewer: **Septic System**  
Ext Feat: **Garden,Lighting,Other,Storage**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Double Oven,Garage Control(s),Garburator,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**  
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Kitchen Island,Open Floorplan,Pantry,Vaulted Ceiling(s)**  
Utilities: **Electricity Paid For,Satellite Internet Available**

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`4" x 18`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`8" x 18`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>18`11" x 11`10"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>11`10" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`8" x 12`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 12`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`6" x 18`6"</b>	<b>Mud Room</b>	<b>Main</b>	<b>8`9" x 7`8"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>14`2" x 12`0"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>8`11" x 4`5"</b>

1pc Bathroom  
Bedroom  
Bedroom  
4pc Bathroom  
Furnace/Utility Room

Main  
Basement  
Basement  
Basement  
Basement

4`8" x 4`0"  
19`10" x 10`10"  
15`6" x 11`9"  
5`1" x 9`7"  
12`10" x 14`0"

Game Room  
Bedroom  
4pc Bathroom  
Walk-In Closet  
Other

Basement  
Basement  
Basement  
Basement  
Basement

25`5" x 23`0"  
10`4" x 11`8"  
4`11" x 11`9"  
6`6" x 9`7"  
11`0" x 15`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9210909**

Zoning:  
**CR**

Remarks

Pub Rmks:

**Want to live on your acreage by Summer, then this is the one for you! Price has been reduced \$60,000 on this updated walkout bungalow on a 4.87-acre land parcel in sought-after Priddis. This community has a gas station pub, & a convenience store, PLUS a community center only 5 minutes way north of the Hamlet of Priddis. Getting into the city is quick at only 15 minutes to the South Ring Road! The home boasts over 3,400 sq. ft. of developed space including 5 bedrooms (3 with ensuites) & 4.5 bathrooms perfect for guests and kids with one bedroom and the primary located on the main floor! Car, woodworker or welder get a heated 4-car garage with amazing built-in cabinetry and workspace, with direct access to the basement. The interior and exterior have had numerous modern custom renovations- NEW kitchen, windows, decking, plumbing, heated flooring n bathrooms to name a few. Huge windows and soaring vaulted ceilings frame relaxing country valley views and partial mountain tops. The durable 35-year warranty New Mason Oak Laminate flooring runs throughout the fully open concept main floor! There is a spacious living area with a gas fireplace, a large formal dining space, a modern kitchen for the chef with eating/lounging area, mudroom, and spacious foyer. The primary bedroom has double closets, access to a west-facing, huge deck and a lavishly renovated ensuite featuring an oversized shower and a relaxing soaker tub. The kitchen is a culinary enthusiasts dream having undergone a complete renovation featuring loads of storage, 3 person eat-up island, quartz countertops, high-end stainless-steel appliances, including a 6-burner Thor professional gas cooktop, Bosch Benchmark double wall ovens, built-in fridge, dishwasher, microwave and unique lighting. A convenient pot filler adds a touch of luxury. The back entrance off the kitchen to the garage has a newly renovated sink with a coffee bar perfect to grab and go and ½ bath ideal for quick access from the outside. The home's lower level will impress you with its spaciousness and functionality. Here you'll find a huge family/recreation area with a cozy gas fireplace and access to the exposed aggregate lower-covered patio. There is a dedicated wine area with a wine fridge and the space under the stairs has been cleverly utilized to create a wet bar with a fridge, storage, and bar seats. Two generously sized bedrooms boast walk-in closets and their own tastefully renovated ensuites! Another bedroom is currently set up as an office. The surrounding landscape features an inviting driveway, tree-lined pastures meticulously fenced and cross-fenced, auto waterer, a spacious 40 ft. x 32 ft. shop/barn ready for your finishing touches, two generously fenced gardens, and a chicken coop and run. Some additional upgrades worthy of mention include new garage doors, garage heater, almost all new windows, all new doors and patio slider, newer roof, new boiler system, new well pump, and some new carpet. Chicken Coop/Storage Shed, Pergola, Outdoor lights in backyard, outdoors camera, horse shoe pit, outdoor lights, animal shelters**  
**Royal LePage Solutions**

Inclusions:  
Property Listed By:

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























