



THE
A-TEAM

**RE/MAX
FIRST**

88075 206 Avenue, Rural Foothills County T1S 2X4

MLS® #: **A2103721**

Area: **NONE**

Listing Date: **03/01/24**

List Price: **\$624,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Year Built:

0

Lot Information

Lot Sz Ar:

186,872 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

79

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

None

Construction:

Flooring:

Water Source:

Well

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

None

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2211999

Zoning:

CR

Remarks

Pub Rmks:

BEAUTIFUL 4.29 ACRES of land CLOSE to RED DEER LAKE + just off 37 Street (aka 96 Street) in the STUNNING ROLLING COUNTRYSIDE of the RURAL FOOTHILLS!!! Only MINUTES to Calgary!!! BUILD your DREAM HOME here w/CUL-DE-SAC access on a LARGE PRIVATE lot that is WIDE OPEN + a DRILLED WELL. VIEWS ALL AROUND

of the GORGEOUS land (over 4000 ACRE RESERVE!!!) w/WILDLIFE GALORE. Main roads are STONEY TRAIL + this PRIME LOT is located just a short jaunt from GRANARY ROAD farmers Market + CONVENIENT PAVED ROAD access. This really is GREAT VALUE for the \$\$\$ when you consider the POTENTIAL + FANTASTIC LOCATION of this LAND!!! GRAB this AMAZING opportunity w/BOTH HANDS, take a DRIVE OUT because you will be IMPRESSED!!! You can't find many PARCELS this CLOSE to the CITY on a PAVED ROAD!!!

Inclusions:

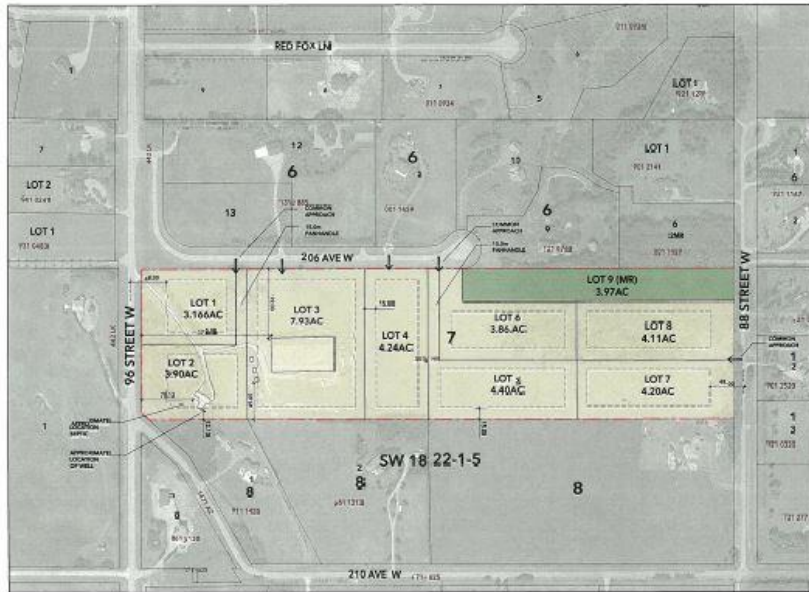
Property Listed By:

None

RE/MAX House of Real Estate

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





TOWNSHIP
planning & design inc.

CLIENT
CENTRAL ALBERTA INDUSTRIAL
PROPERTIES LTD.

PROJECT NUMBER
20100

LEGAL ADDRESS
BLOCK 2, PLAN 200A-1
SW 18 22-1-5

DATE
28-11-2025

SCALE
1:500

SHEET
51

LOT 1