



THE
A-TEAM

**RE/MAX
FIRST**

370165 79 Street #35, Rural Foothills County T0L 0A0

MLS® #: **A2111118**

Area: **NONE**

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

List Price: **\$55,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Finished Floor Area

County

Abv Sqft:

0

Year Built:

0

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

1,883 sqft

Lot Shape:

DOM

79

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape, Level, See Remarks

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$235

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

DC10

Legal Desc:

0311515

Remarks

Pub Rmks:

Welcome to Country Lane Estates - a gated community for all ages to enjoy. This lot has a paved parking pad in front and then a gravel pad for the RV to sit on. There is a raised deck and gazebo that will stay with the lot. At the back of the lot is a shed with shelving and space for a freezer and small fridge plus lots of space left to store your seasonal items. Country Lane Estates is a gated community and you can live here up to 7 months of the year. The water is turned on for the season when the ground thaws and the water is turned off before it freezes. It is a self-managed condo that is very involved in the community and there are lots of activities to get involved in throughout the week / season. They have an office that is open during the week (once the park opens for the season) if there is any questions or concerns. Condo fees are \$235/mo (\$2820/year). There is a clubhouse that has laundry facilities, gym, library / board game & puzzle room with a billiards table, poker / games room, and an auditorium (that can accommodate up to 100 people!). There is a pool (with a new liner as of 2023) and a hot tub for the family to enjoy. There is even a playground on site for the kids. This lot is located close to the off-leash dog area and only a few blocks away from the Sheep River. Easy access to both Highway 2 and 2A so getting to Okotoks High River or even Calgary is not far away. This could be your weekend getaway or your full spot for seasonal living. Call today to book your showing!

Inclusions:

Shed (all shelves) with freezer & fridge on cupboard, Gazebo with cover & screens, Table w/8 chairs, Satellite Dish, Raised Garden Bed, Deck (and stairs for RV if buying the RV)

Property Listed By:

Century 21 Foothills Real Estate

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









