



THE
A-TEAM

**RE/MAX
FIRST**

354054 48 Street, Okotoks T1S 2C2

MLS® #: **A2112103**

Area: **NONE**

Listing Date: **03/04/24**

List Price: **\$3,995,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Okotoks

Year Built:

1978

Lot Information

Lot Sz Ar:

1,731,510 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,490

Low Sqft:

Ttl Sqft:

1,490

DOM

68

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Other

Double Garage Attached

Utilities and Features

Roof: **Metal**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction:
Brick,Vinyl Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`6" x 17`6"	Kitchen	Main	13`3" x 12`1"
Dining Room	Main	10`5" x 17`6"	Mud Room	Main	10`1" x 7`0"
Sunroom/Solarium	Main	11`7" x 15`4"	Laundry	Main	9`2" x 4`2"
Bedroom - Primary	Main	13`2" x 14`2"	Bedroom	Main	10`6" x 10`0"
Bedroom	Main	10`6" x 8`11"	Bedroom	Basement	11`5" x 15`11"

Bedroom
Furnace/Utility Room
4pc Bathroom

Basement
Basement
Main

11`11" x 15`11"
6`11" x 10`4"

Storage
3pc Bathroom
3pc Bathroom
Legal/Tax/Financial

Basement
Main
Basement

12`2" x 25`11"

Title:
Fee Simple
Legal Desc:

7510077

Zoning:
ALH

Remarks

Pub Rmks:

Once in a lifetime opportunity to purchase 40 Acres of Annex Land on Okotoks Eastern Edge, across the street from Rancher's Rise mixed use district. This property features mature trees, fantastic views, rolling topography and incredible access. On the property is a solid bungalow built in 1979 with many recent updates and pristinely cared for, with a great well & services. Call for your private tour, or for more information. Be sure to watch the video for more.

Inclusions:
Property Listed By:

N/A
eXp Realty

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









