



THE
A-TEAM

**RE/MAX
FIRST**

TR 195A , Rural Foothills County T1V 0B9

MLS®#: **A2112450** Area: **NONE** Listing Date: **03/05/24** List Price: **\$1,300,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Rural Foothills County**

Year Built: **0**
Lot Information
 Lot Sz Ar: **4,020,623 sqft**
 Lot Shape:

Access:
 Lot Feat: **Irregular Lot,See Remarks,Treed,Views,Waterfront**
 Park Feat:

DOM

262
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities: **Electricity Available,Natural Gas Available**

Construction:
 Flooring:
 Water Source:
See Remarks
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **Ag**
 Legal Desc: **0**

Remarks

Pub Rmks: **92 acres fantastic setting. River Frontage. Many possible uses. Private Camp site. Adjacent to Hwy 2. Watch our Drone footage on the virtual tour tab. County has**

Inclusions: **approved some residential & Comercial development in the area**
Property Listed By: **N/A**
Century 21 Foothills Real Estate

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