



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**306016 240 Street, Rural Foothills County T0L1K0**

MLS® #: **A2114621**

Area: **NONE**

Listing Date: **03/14/24**

List Price: **\$1,400,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Foothills  
County**

Finished Floor Area

Abv Sqft: **1,860**

Year Built:

**2008**

Low Sqft:

Ttl Sqft: **1,860**

Lot Information

Lot Sz Ar:

**427,323 sqft**

Lot Shape:

DOM

**66**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**A-Frame,Acreage  
with Residence**

Parking

Ttl Park:

**10**

Garage Sz:

**2**

Access:

**Farm,Pasture,Private,Views**

Lot Feat:

Park Feat:

**Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Metal**

Heating: **Boiler,In Floor,Natural Gas**

Sewer: **Septic Tank**

Ext Feat: **Garden,Private Yard**

Construction:

**Cedar,Concrete,Post & Beam,Wood Frame,Wood**

Siding

Flooring:

**Hardwood,Tile**

Water Source:

**Well**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Beamed Ceilings,Built-in Features,French Door,Granite Counters,Kitchen Island,Open Floorplan,Storage,Vaulted Ceiling(s)**

Utilities:

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>21`7" x 16`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`10" x 15`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 10`5"</b>	<b>Pantry</b>	<b>Main</b>	<b>5`5" x 3`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`2" x 10`7"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`0" x 5`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`10" x 10`4"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`1" x 5`4"</b>
<b>Balcony</b>	<b>Main</b>	<b>55`8" x 7`5"</b>	<b>Balcony</b>	<b>Main</b>	<b>28`3" x 11`6"</b>

Balcony  
Bedroom  
Family Room  
Storage  
Laundry  
Furnace/Utility Room

Main  
Second  
Basement  
Basement  
Basement  
Basement

55`7" x 7`6"  
14`10" x 9`7"  
25`1" x 17`8"  
16`6" x 12`7"  
7`11" x 6`5"  
7`11" x 7`9"

Bedroom  
4pc Bathroom  
Bedroom  
Storage  
4pc Bathroom

Second  
Second  
Basement  
Basement  
Basement

13`5" x 9`3"  
8`3" x 7`0"  
10`7" x 9`10"  
13`0" x 8`4"  
7`11" x 7`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1110001**

Zoning:  
**CR**

Remarks

Pub Rmks: **Welcome to your dream acreage! Nestled on 10 acres, this haven boasts a million-dollar view stealing the spotlight with stunning sunrises and sunsets, surrounded by rolling hills and majestic mountains. Ideal for wildlife enthusiasts and horse lovers, it features 2 water troughs, corrals, and space for your barn or shop. Water and power are ready for a hassle-free setup, complemented by a convenient riding ring. The 4-bed, 3.5-bath house exudes rustic charm and open-concept living, with vaulted ceilings adding to its spacious allure. Revel in panoramic views from the wrap-around deck. Practicality meets coziness with in-floor heating in the foyer, basement, and an oversized double garage, equipped with a workshop for car/truck enthusiasts. A new boiler, installed in spring 2023, ensures comfort year-round. One of the bedrooms in the basement would be perfect as an office, offering a serene workspace with a view. Adding to the charm, a quaint cabin with a fireplace awaits. Recent septic system cleaning and proximity to a K-8 elementary school (just minutes away) and a high school (15 minutes) enhance the appeal. Don't miss the chance to call this picturesque property home! The sellers have partnered with a talented interior designer, providing stunning renderings for potential buyers interested in renovations. They've also secured a certified construction company to bring these visions to life, and there's an attractive renovation incentive on the table. It's a compelling package for anyone considering a home transformation.**

Inclusions:  
Property Listed By:

**Dishwasher, Gas range, Microwave, Range hood, Window coverings/Blinds, Garage controls, Refrigerator, Washer/Dryer, Horse Troughs, Horse shelters  
eXp Realty**

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























