



THE
A-TEAM

RE/MAX
FIRST

70 Street, Rural Foothills County T1S 6C8

MLS® #: **A2115417**

Area: **NONE**

Listing Date: **04/06/24**

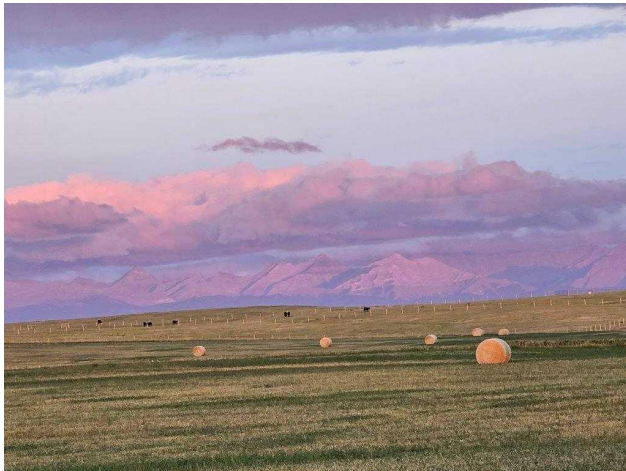
List Price: **\$551,250**

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:

196,020 sqft

Lot Shape:

DOM

43

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Cul-De-Sac,Pasture,Rectangular Lot,Subdivided

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Construction:

Flooring:

Water Source:

Well

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1112985

Zoning:

Country Residential Sub-D

Remarks

Pub Rmks:

Outstanding parcel close to both Okotoks and Diamond Valley with breathtaking mountain views. This generous-sized property, free from the confines of building

restrictions, (subject to approvals and permitting by the municipality) has plenty of space to bring your dream home vision to life. This lovely flat parcel is situated on a quiet dead-end road, so convenient with easy access to Highway 7. Enjoy country life where you can garden, have a shop, bring your horses, possibly a few chickens and enjoy a peaceful lifestyle. The lot to the south of this one is also for sale, same size, but priced at \$525,000. The sale of this property is subject to final subdivision approval. Once Title has been issued, possession of the property can take place. COME SEE WHY THIS PROPERTY WILL BE WORTH THE WAIT. GST is included in the list price.

Inclusions:

Property Listed By:

N/A

Realty 2000 Inc.

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

