



THE
A-TEAM

**RE/MAX
FIRST**

266077 21 Street, Rural Foothills County T1S 3M5

MLS® #: **A2119537**

Area: **DeWinton Heights**

Listing Date: **04/13/24**

List Price: **\$1,380,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Foothills

Finished Floor Area

County

Abv Sqft:

2,727

2019

Low Sqft:

Ttl Sqft:

2,727

Lot Information

Lot Sz Ar:

127,195 sqft

Lot Shape:

DOM

37

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

**2 Storey, Acreage
with Residence**

Parking

Ttl Park:

0

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space, No Neighbours Behind
Double Garage Attached, Driveway, Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor Roughed-In, Forced Air, Natural Gas**

Sewer: **Septic Field**

Ext Feat: **None, Other**

Construction:

Vinyl Siding

Flooring:

Carpet, Ceramic Tile, Hardwood, Vinyl Plank

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Gas Cooktop

Int Feat:

Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, French Door, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

2pc Bathroom

Main

6`1" x 6`0"

Dinette

Main

14`1" x 11`7"

Kitchen

Main

16`4" x 20`4"

Living Room

Main

13`8" x 15`4"

5pc Ensuite bath

Second

13`6" x 11`1"

Room

Level

Dimensions

Breakfast Nook

Main

6`6" x 11`1"

Family Room

Main

16`5" x 16`3"

Laundry

Main

10`11" x 17`1"

4pc Bathroom

Second

5`2" x 10`4"

Bedroom

Second

6`4" x 17`7"

Bedroom
Bedroom - Primary
3pc Bathroom
Bonus Room

Second
Second
Basement
Basement

10`8" x 16`4"
17`4" x 13`6"
6`7" x 10`9"
26`9" x 16`11"

Den
Walk-In Closet
Bedroom
Game Room

Second
Second
Basement
Basement

7`8" x 8`7"
6`6" x 9`1"
13`8" x 12`1"
22`10" x 19`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CRA

1611163

Remarks

Pub Rmks:

OPEN HOUSE 11:00AM - 2:00PM SAT AND SUN! This heritage style home with 3 plus den up and 1 plus optional 2nd bedrooms in the basement is on one of the best acreages in the area of Dewinton Heights has all the comfort and size you could wish for. This home gives you the true feel of old world charm and character from the first step on to the large covered porch that wraps around the entire front of the home, covering both the side entrance and the grand front entry. When you approach the new concrete driveway you will note the geometric ornamentation on the extra large overhanging eaves that extend the depth of the front porch. Imagine enjoying visits with family and friends on rocking chairs or swings, while you overlook your peaceful setting with a backdrop of trees at the edges of your fenced retreat. Large attached garage with upper loft (partially heated) that could be converted to a shop of living space. The new developed basement has vinyl plank flooring and could also be used as secondary living space or just enjoy a movie room or suit to your needs.

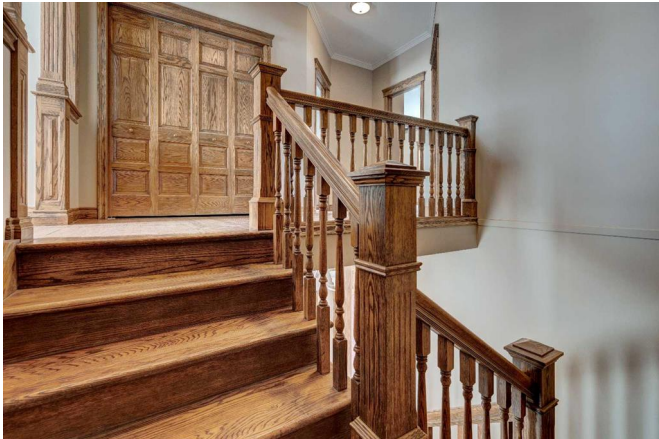
Inclusions:
Property Listed By:

N/A
MaxWell Capital Realty

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













266077 21 St W, Foothills, AB

2nd Floor Exterior Area 1222.80 sq ft
Interior Area 1158.07 sq ft
Excluded Area 13.58 sq ft



PREPARED: 2024/04/08



White regions are excluded from total floor area in GUSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

266077 21 St W, Foothills, AB

Main Floor Exterior Area 1554.39 sq ft
Interior Area 1451.89 sq ft
Excluded Area 743.15 sq ft



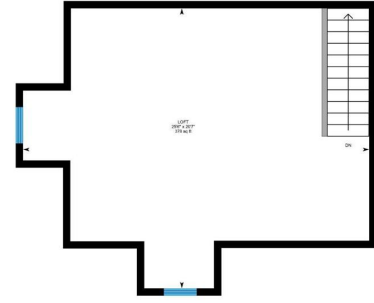
PREPARED: 2024/04/08



White regions are excluded from total floor area in GUSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

266077 21 St W, Foothills, AB

Garage 2nd Floor Excluded Area 461.08 sq ft



PREPARED: 2024/04/08



White regions are excluded from total floor area in GUSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

266077 21 St W, Foothills, AB

Basement (Below Grade) Exterior Area 1757.94 sq ft
Interior Area 1587.14 sq ft



PREPARED: 2024/04/08



White regions are excluded from total floor area in GUSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.