



THE
A-TEAM

**RE/MAX
FIRST**

216027 562 Avenue, Rural Foothills County T0L0J0

MLS® #: **A2122511**

Area: **NONE**

Listing Date: **04/12/24**

List Price: **\$819,900**

Status: **Active**

County: **Foothills County**

Change: **-\$15k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1964**

Lot Information

Lot Sz Ar: **936,540 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Brush,Cul-De-Sac,Dog Run Fenced In,Environmental Reserve,Lawn,Garden,No Neighbours Behind,Many Trees,Private,Secluded,Views**
Park Feat: **Gravel Driveway,Parking Pad,Workshop in Garage**

DOM

36
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence,Bungalow**

Parking

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

Utilities and Features

Roof: **Metal**
Heating: **Forced Air**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Dog Run,Garden**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source: **Well**
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Gas Oven,Microwave,Refrigerator,Washer**
Int Feat: **Central Vacuum,Jetted Tub,Laminate Counters,No Smoking Home,Vinyl Windows**
Utilities: **Cable Available,Electricity Available,Natural Gas Available,High Speed Internet Available,Phone Available,Underground Utilities,Water Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`0" x 11`2"	Walk-In Closet	Main	4`3" x 7`2"
4pc Bathroom	Main	6`0" x 11`1"	Bedroom	Main	11`1" x 11`0"
Kitchen	Main	11`6" x 15`4"	Dining Room	Main	6`5" x 8`3"
Living Room	Main	13`6" x 16`3"	3pc Bathroom	Main	5`11" x 5`2"
Game Room	Basement	17`10" x 12`10"	Office	Basement	11`10" x 12`10"
Bedroom	Basement	14`10" x 12`9"	Walk-In Closet	Basement	4`10" x 7`8"

Title:
Fee Simple
Legal Desc:

Zoning:
A

9010521

Remarks

Pub Rmks:

COUNTRY CHARMER! Here is a perfect home for nature lovers and birdwatchers. From the mountainview to the natural surrounding wetland you will enjoy your private paradise. This is a GEM is 21.5 ACRES- hard to find these days in the MD of Foothills! Situated next to Ducks Unlimited sanctuary (Bird watchers paradise). Caragana's surround the yard for a privacy. This 21.5 acre parcel is well maintained acreage (no limit to the amount of buildings the Buyer can add). Bungalow boasts newer windows, reverse osmosis, jetted tub, finished basement with cold room, metal roof. The lot and home have EXPANSIVE mountain views! Acreage is fenced, shelters skidded, chicken coup (power for heat lamps), duck coup. Steel shop with power, water, gas, hot water furnace , insulated area with furnace (2018), hot water tank (2018), mezzanine, LED lighting in shop, two large sliding entry doors (either end), garden shed, large double concrete pad (28x34) for future garage, boiler shed that could heat shop and house, field seeded with approximately 13 acres of timothy hay- great for your horses, 3 fenced paddocks (water line near paddocks-heated), gardens, green house, dog run, firepit area- This is an acreage filled with country charm! Just east of High River!

Inclusions:
Property Listed By:

**Some of the work benches in shop, green shed
CIR Realty**

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











