



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**242154 306 Street, Rural Foothills County T0L 1K0**

MLS® #: **A2122603**

Area: **NONE**

Listing Date: **04/18/24**

List Price: **\$2,395,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

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

Year Built: **2009**  
Lot Information  
Lot Sz Ar: **3,503,966 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **2,031**  
Low Sqft:  
Ttl Sqft: **2,031**

DOM

**31**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (1 2)**  
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**  
Garage Sz:

**Backs on to Park/Green Space, No Neighbours Behind, Many Trees, Native Plants, Private, Secluded, Treed, Views Parking Pad, Unpaved**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Fireplace(s), Natural Gas, Solar**  
Sewer: **Septic Field, Septic Tank**  
Ext Feat: **Private Entrance, Private Yard**

Construction: **Cedar, Wood Frame**  
Flooring: **Hardwood, Slate**  
Water Source: **Well**  
Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher, Gas Stove, Refrigerator, Washer/Dryer**  
Int Feat: **Breakfast Bar, Built-in Features, Chandelier, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s), Wood Windows**

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>Second</b>	<b>23`4" x 16`1"</b>	<b>Kitchen</b>	<b>Second</b>	<b>10`10" x 9`1"</b>
<b>Dining Room</b>	<b>Second</b>	<b>12`5" x 11`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>19`6" x 10`9"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>10`9" x 7`1"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`7" x 5`10"</b>

























