



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**274007 8 Street #200, Rural Foothills County T1S3L4**

MLS® #: **A2123807**

Area: **NONE**

Listing Date: **04/17/24**

List Price: **\$980,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Foothills**

Year Built:

**1900**

Lot Information

Lot Sz Ar:

**1,299,394 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,193**

Low Sqft:

Ttl Sqft:

**2,193**

DOM

**32**

Layout

Beds:

**1 (1 )**

Baths:

**1.0 (1 0)**

Style:

**2 Storey,Acreage  
with Residence**

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Parkade,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Septic System**

Ext Feat: **None**

Construction:

**Wood Frame**

Flooring:

**Other**

Water Source:

**Well**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**None**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room

**4pc Bathroom**

Level

**Second**

Dimensions

Room

**Bedroom**

Level

**Second**

Dimensions

**9`5" x 11`11"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0913711**

Zoning:

**A**

Remarks

Pub Rmks: **Wonderful opportunity to own almost 30 acres in Dewinton, lovely mountain views. Where the older farmhouse is located is such a great place for a home nestled in the trees, provides complete privacy. If you are looking to turn an old farm house into a charming home, this is for you. Perhaps tear it down and build your dream home. There also could be some potential to subdivide into smaller lots. So much potential.**

Inclusions: **n/a**

Property Listed By: **First Place Realty**

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













