



THE  
A-TEAM

RE/MAX  
FIRST

530241 MERIDIAN Street, Rural Foothills County T0L 0A0

MLS® #: **A2124857**

Area: **NONE**

Listing Date: **04/21/24**

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

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Rural Foothills**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**392,911 sqft**

Lot Shape:

**129.54 Metres x**

**281.94 Metres**

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**28**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

**Fee Simple**

Legal Desc:

**9712280**

Zoning:

**CR**

Remarks

Pub Rmks:

**Welcome to your countryside paradise! Tucked away amidst breathtaking mountains, this 9 acres parcel of wide open space could be all yours! Whether you envision a cozy cabin retreat or a sprawling estate, the possibilities are endless. This charming property sits on a peaceful dead-end road with only a few neighbours in sight, and the beautiful Hoggs private campground right on the river which is only a few miles west up the river with access from Coal Trail. But don't let the serene setting fool you - convenience is also at your fingertips! Just a short 2 mile drive to pavement, you'll have quick access to all the essentials like schools and shopping, while enjoying the tranquility of country living. Plus, there's no rush to build - take your time crafting the perfect home sweet home. Bring the family and the horses! They'll love it here. It's time to make your countryside dream a reality!**

Inclusions:  
Property Listed By:

**N/A**  
**Diamond Realty & Associates LTD.**

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













