



THE
A-TEAM

**RE/MAX
FIRST**

48235 365 Avenue, Rural Foothills County T1S 5W8

MLS®#: **A2125044**

Area: **NONE**

Listing Date: **04/22/24**

List Price: **\$425,000**

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:

143,748 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

See Remarks

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

27

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Construction:

Flooring:

Water Source:

Well

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Electricity at Lot Line,Natural Gas at Lot Line

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1213435

Zoning:

CR

Remarks

Pub Rmks:

This 3.3 Acre bare land parcel is located 5 mins East of Okotoks and ready to build your dream home on. Zoned County Residential per MD Foothills. The property is

fenced with utilities at the property line. Current taxes \$48/yr (agricultural use). Minimal covenants, no requirement/timeline to build. Mountain views to the west. Gentle east-west slope, potential for walkout. Currently has large 60'x80' garden with solar-powered irrigation system installed. Good well, producing 7.5 GPM, proven by daily garden watering throughout the summer months. Current owners willing to show new owners how the irrigation system works if you plan to use it. Located at the SW corner of 365 Ave E & 64 Street E (two sign at property). 5 min drive to Okotoks and lots of neighboring Estate homes.

Inclusions:

Property Listed By:

None

2% Realty

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



