



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**72132 594 Avenue #100, Rural Foothills County T1V 1R7**

MLS® #: **A2126010**

Area: **NONE**

Listing Date: **04/25/24**

List Price: **\$999,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County**  
Year Built: **2011**  
Lot Information  
Lot Sz Ar: **313,632 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,646**  
Low Sqft:  
Ttl Sqft: **1,646**

DOM

**24**

Layout

Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **10**  
Garage Sz: **6**

Access:

Lot Feat:

Park Feat:

**Few Trees, Front Yard, Lawn, Landscaped, Pasture, Private Double Garage Detached, Driveway, Gravel Driveway, Guest, Oversized, Quad or More Detached, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer: **Septic Field, Septic Tank**  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Hardwood, Tile, Vinyl Plank**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Crown Molding, Granite Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>20`0" x 11`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 10`1"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>9`1" x 5`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 7`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`4" x 11`3"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>13`10" x 13`2"</b>
<b>Family Room</b>	<b>Lower</b>	<b>12`4" x 10`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`6" x 3`5"</b>

Bedroom - Primary	Upper	17`2" x 13`2"	Bedroom	Lower	14`1" x 10`9"
Bedroom	Lower	17`0" x 12`10"	3pc Bathroom	Main	
4pc Bathroom	Upper		3pc Bathroom	Lower	
Furnace/Utility Room	Lower	15`1" x 6`0"	Other	Main	8`0" x 6`11"
Mud Room	Main	8`10" x 6`3"	Kitchen	Lower	18`6" x 8`0"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	CR	
Legal Desc:		Remarks

Pub Rmks:	<p>Step into the timeless charm of this meticulously updated 1912 character home, where historic allure meets modern convenience. Resting on a solid 2011 foundation and sprawling across approximately 7 acres of picturesque land, this property offers an idyllic blend of rural tranquility and breathtaking panoramic views of the prairies and mountains. The exterior boasts ample potential with various sheds, expansive 47ft x 31ft garage/shop/barn/multipurpose building, cross fencing, and multiple paddocks, catering to both leisure and agricultural pursuits. Step inside to discover a luminous interior, where the new kitchen dazzles with its bright, white aesthetic, abundant cabinetry, granite countertops, and gleaming stainless-steel appliances including a gas stove. Windows flood the space with natural light while granting access to the sun-soaked deck facing south, perfect for savoring morning coffee or entertaining guests against the backdrop of scenic vistas. The spacious living and dining areas exude warmth and elegance, featuring captivating mountain views, a cozy pellet stove, and exquisite crown molding. A main floor bedroom beckons with its expansive bay window and ample wardrobe space, ensuring comfort and convenience. Ascend the stairs to uncover a second bedroom, a versatile bonus area, and a luxurious 4-piece bathroom boasting a walk-in shower and charming claw foot tub. For added convenience, the laundry facilities and another 3-piece bathroom await just off the back entrance. Here, access to the illegal basement suite presents a world of possibilities, comprising two additional bedrooms, a well-appointed 4-piece bathroom, and a generously proportioned living space complete with a functional second kitchen and its own pellet stove. This home epitomizes the perfect marriage of old-world charm and contemporary living, with updates including a 2019 roof, 2011 wiring, plumbing, furnace, and hot water tank. Located a mere 9 minutes from High River, this property offers an unparalleled lifestyle opportunity, providing ample space for pursuing hobbies, embracing nature, and creating cherished memories for years to come.</p>
Inclusions:	2nd Refrigerator and Microwave hood fan in basement, wardrobe in main floor bedroom
Property Listed By:	eXp Realty

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











