



THE
A-TEAM

**RE/MAX
FIRST**

274128 320 Street #200, Rural Foothills County T0L 0J0

MLS® #: **A2127379**

Area: **NONE**

Listing Date: **05/15/24**

List Price: **\$989,000**

Status: **Active**

County: **Foothills County**

Change: **-\$36k, 25-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1994**

Finished Floor Area

Abv Sqft: **2,059**
Low Sqft:
Ttl Sqft: **2,059**

DOM

220
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **653,400 sqft**
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Yard Lights,Pasture,Private,Views**
Park Feat: **Insulated,Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Field**
Ext Feat: **None**

Construction: **Composite Siding,Wood Frame**
Flooring: **Hardwood,Linoleum**
Water Source: **Well**
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,High Ceilings,Laminate Counters,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`10" x 12`4"
Living Room	Main	19`0" x 24`0"
Bedroom	Main	11`8" x 9`7"
Bedroom	Main	11`8" x 10`11"

Room	Level	Dimensions
Breakfast Nook	Main	12`10" x 9`6"
Bedroom - Primary	Main	16`10" x 16`2"
Bedroom	Main	9`6" x 11`8"
4pc Ensuite bath	Main	0`0" x 0`0"

5pc Bathroom

Main

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9813452

Zoning:

CR

Remarks

Pub Rmks:

House and Shop on 15 acres near the Bow River with a 2059 sq. ft. 4-bedroom bungalow, with Hardy Board exterior, Triple E Energy Efficient Windows, 2018 Shingles, new rear deck 2023. MASSIVE 70'x 60' bright Red Shop to be extremely proud to call your own! Insulated and lined, 4 @ 16 X 16 overhead doors with openers, 4 man doors, makes it perfect workshop. The home offers vaulted ceilings, large open kitchen -family room with big views. The full basement is open and ready for development. The Alberta Big sky's showing off endless sunshine over the river valley views, quiet and peaceful and only minutes to one of the best trout rivers in the world! Only 30 min to Okotoks, and to South Campus Hospital.

Inclusions:

none

Property Listed By:

Royal LePage Solutions

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











