



THE
A-TEAM

**RE/MAX
FIRST**

Lot 2 320 Street, Rural Foothills County T0L 0J0

MLS®#: **A2127401** Area: **NONE** Listing Date: **07/22/24** List Price: **\$789,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Foothills County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **3,146,338 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area

Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

56
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **A**
 Legal Desc: **0410886**

Remarks

Pub Rmks: **72.23 Acres of pasture shadowed by Alberta Big sky's showing off endless sunshine over the river valley views, quiet and peaceful and plenty of opportunity to build your house and shop and lots of grazing room. Also for sale adjacent 72 acres of pasture and another 15 acres with house and shop makes this a great**

investment(all on separate titles) to develop your Ranch Plan, 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