



THE
A-TEAM

**RE/MAX
FIRST**

64144 434 Avenue, Rural Foothills County T1S 6A2

MLS® #: **A2127526**

Area: **NONE**

Listing Date: **05/06/24**

List Price: **\$995,500**

Status: **Active**

County: **Foothills County**

Change: **-\$55k, 02-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1949**

Lot Information

Lot Sz Ar: **278,784 sqft**
Lot Shape:

Access:

Lot Feat: **Creek/River/Stream/Pond,Lawn,Garden,Gentle Sloping,No Neighbours Behind,Seasonal Water,Level,Native Plants,Pasture,Private,Rectangular Lot,Views**
Park Feat: **Parking Pad**

DOM

199

Layout

Beds: **4 (4)**
Baths: **1.0 (1 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof: **Metal**
Heating: **Forced Air**
Sewer: **Septic System**
Ext Feat: **Garden,Private Yard**

Construction: **Stucco**
Flooring: **Carpet,Hardwood,Vinyl Plank**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Gas Water Heater,Refrigerator,Washer,Water Purifier**
Int Feat: **Central Vacuum,Granite Counters,Natural Woodwork,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	3`9" x 4`7"	Living Room	Main	18`1" x 19`10"
Kitchen With Eating Area	Main	14`8" x 17`4"	Mud Room	Main	3`5" x 4`5"
Bedroom - Primary	Main	11`1" x 11`4"	Bedroom	Main	11`2" x 11`4"
Bedroom	Main	11`0" x 11`3"	Bedroom	Main	10`4" x 11`0"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RUR3

9512189

Remarks

Pub Rmks:

OPEN HOUSE - Saturday October 5th 12pm to 3pm and Sunday October 6th 12pm to 3pm. The classic farm house where you walk into the mud room - kick off your boots - and step up to a beautiful country kitchen and the coffee is always on. This terrific 6.72 acres is the home place which belonged to the historical Mounkes Ranch. A 1536 square foot, 4 bedroom, fully renovated home that certainly has the original farm house vibe while at the same time offering you the energy efficiency of triple pane windows, steel roof, and central air conditioning.. The home is tucked away behind a grove of caragana bushes that provides privacy and a hideaway to many species of birds. Gorgeous Foothills of the Rocky Mountain views surround this property that also features a little creek that runs south to the Sheep River. Along with your comfy cozy farm house the property also features a full of character red barn with loft and a purposeful workshop with a red western facade. The property easily lends itself to a great set up for horses or hobby farm with goats, sheep, rabbits, and lots of space for a productive country garden. This house has a full basement and you can tell that it's been built to last a long time. Downstairs also offers the traditional cold storage rooms for the pickling and preserves you'll be getting out of your garden. Of course location of a home is always a significant asset and this property is conveniently set between the town of Diamond Valley and it's amazing small town feel full of great coffee houses, restaurants, and other incredible retail shops and Okotoks which offers you all the amenities required. It's a lifestyle that many are looking for in this day and age. Relaxing in your big country living room full of soothing sunshine and feeling the warmth of the hardwood floors. It's full of life and all yours to enjoy.

Inclusions:
Property Listed By:

N/A
Keller Williams BOLD Realty

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











