



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**Lot 11 168 Street, Rural Foothills County T0L 0H0**

MLS®#: **A2129813**

Area: **NONE**

Listing Date: **05/07/24**

List Price: **\$319,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Industrial Land**

City/Town:

**Rural Foothills**

**County**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

**199**

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Year Built: **0**

Lot Information

Lot Sz Ar: **49,222 sqft**

Lot Shape:

Parking

Ttl Park: **0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

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**

**DC31**

Legal Desc:

**1911157**

Remarks

Pub Rmks:

**New Industrial Lot #11. Great location. Zoned DC 31 Located in Foothills County just outside of Black Diamond. All season paved road to the property. Access to the property will be off of 168 Street. The approach to the property will be completed to Foothills County Industrial Standards. The south side of the property is fenced.**

**Would be suitable for a variety of permitted and discretionary Industrial developments. Other Industrial businesses in the area. Stormwater Management Plan in place.**

Inclusions:

**NONE**

Property Listed By:

**MaxWell Canyon Creek**

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