



THE
A-TEAM

**RE/MAX
FIRST**

402138 MERIDIAN Street, Rural Foothills County T1S 1A8

MLS®#: **A2131748**

Area: **NONE**

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

List Price: **\$799,000**

Status: **Active**

County: **Foothills County**

Change: **-\$100k, 06-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Residential Land**
City/Town: **Rural Foothills County**

Finished Floor Area
Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

262
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Year Built: **0**
Lot Information
Lot Sz Ar: **1,552,914 sqft**
Lot Shape:

Parking
Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc:
Zoning: **AG**

Remarks

Pub Rmks: **Discover 35.65 picture perfect acres of unspoiled terrain just 5 minutes from Okotoks! Great investment opportunity! Especially for subdivisions into future lots. This captivating property boasts a breathtaking 360 degree view western vista of the majestic Rocky Mountains to overlooking valley views right into Okotoks**

located within the highly coveted Foothills County. Easily accessible via Highway 2 or head straight South through Okotoks on 2A past wal-mart. South on 783, west on 402 ave, then south on Meridian street. Endless options to potentially build a dream residence atop the hill, where every sunrise and sunset offers panoramic views of natural beauty. Ideal for esteemed farmers, this idyllic locale presents a perfect haven for horses, beloved farm animals, and cherished rural living!

Inclusions:
Property Listed By:

None
CIR Realty

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





