



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**Lot 10 WHISKEY SPRINGS Hill, Rural Foothills County TOL 1W4**

MLS®#: **A2134149** Area: **NONE** Listing Date: **05/22/24** List Price: **\$689,750**  
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: **123,274 sqft**  
Lot Shape:

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

DOM  
**34**  
Layout  
Beds: **0**  
Baths: **0.0 (0 0)**  
Style:

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

Access: **Accessible to Major Traffic Route,Paved Road,Public**  
Lot Feat: **Backs on to Park/Green Space,Cleared,No Neighbours Behind,Near Golf Course,Rectangular Lot,Sloped Down,Views**  
Park Feat:

Utilities and Features

Roof: Construction:  
Heating: Flooring:  
Sewer: Water Source:  
Ext Feat: Fnd/Bsmt:  
Kitchen Appl:  
Int Feat:  
Utilities: **Electricity at Lot Line,High Speed Internet Available,Natural Gas at Lot Line,Satellite Internet Available,Underground Utilities**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple**  
Legal Desc: Zoning: **CRA**

Remarks

Pub Rmks: **Phase 2 now available in Whiskey Springs Ridge! 2.83 ACRE LOT in a 14 parcel development in the hills west of Priddis hamlet. PANORAMIC MOUNTAIN & VALLEY VIEWS. This is the most private & picturesque developments in Foothills County. Be sure to click on the 3D link for the 360 degree view to see just how beautiful this property is in all directions! Restrictive covenants that protect your lot value without stifling your building plans. No time limit for when building must commence. This could be an investment property or your dream home location. Internal roads will be paved & access to Hwy 22 is via chip coated municipal roads**

connecting to divided highway & south leg of the Calgary ring road. Individual drilled well. Both public & separate schools serve this district. Priddis community is a vibrant organization offering: a lending library, tennis courts, programs for tots to adults including a pond hockey team. Minutes from Priddis Greens or Kananaskis country.

Inclusions:  
Property Listed By:

N/A  
CIR Realty

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









