



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14 594 Avenue, Rural Foothills County T1V1P7**

MLS® #: **A2135081** Area: **NONE** Listing Date: **06/07/24** List Price: **\$754,900**  
 Status: **Active** County: **Foothills County** Change: **-\$20k, 17-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Rural Foothills County**  
 City/Town: **County**  
 Year Built: **1947**  
Lot Information  
 Lot Sz Ar: **214,315 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **908**  
 Low Sqft:  
 Ttl Sqft: **908**

DOM

**21**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Views**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer: **Septic Field,Septic Tank**  
 Ext Feat: **Fire Pit,Garden,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood**  
 Water Source: **Well**  
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Electric Stove,Portable Dishwasher,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`8" x 11`9"	Living Room	Main	12`6" x 16`0"
Dining Room	Main	9`4" x 11`0"	Kitchen	Main	10`0" x 11`0"
Bedroom - Primary	Main	11`0" x 11`0"	Bedroom	Main	9`4" x 10`10"
Kitchenette	Basement	8`0" x 11`3"	Family Room	Basement	11`4" x 20`1"
Bedroom	Basement	11`2" x 13`4"	Laundry	Basement	6`9" x 8`3"
4pc Bathroom	Main	5`10" x 7`9"	4pc Bathroom	Basement	8`0" x 8`10"

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

**CR**

Legal Desc:

**9310036**

Remarks

Pub Rmks:

**Affordable Acreage Living! This cute 4.92 acres just minutes SW of High River on pavement to your door offers 1586 sq. ft. of living space. (just over 900 sq. ft. on the main level and 678 sq. ft. below) cozy raised bungalow with 2 bedrooms up and one down. Patio doors off of the dining room to a west facing deck. Well maintained from top to bottom, original hardwood flooring in great shape, lots of windows to enjoy the Stunning Mountain View and natural light. Great Well. Double detached garage/shop combo with cement floor and drywalled. Couple of smaller sheds for storage. Fenced for horses and Fenced in garden area and lots of space to park your toys! Come take a peek, you'll be glad you did. (please note: pictures taken from previous listing with permission) New pictures to follow.**

Inclusions:

**Downstairs Fridge, Stove, Microwave**

Property Listed By:

**Royal LePage Solutions**

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









