



THE
A-TEAM

**RE/MAX
FIRST**

236069 80 Street, Rural Foothills County T1S 3W5

MLS® #: **A2135660**

Area: **NONE**

Listing Date: **06/28/24**

List Price: **\$1,308,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Rural Foothills County**
City/Town: **2002**
Year Built: **2002**
Lot Information
Lot Sz Ar: **213,008 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,900**
Low Sqft:
Ttl Sqft: **1,900**

DOM

6

Layout

Beds: **5 (2 3)**
Baths: **4.0 (4 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,In Floor,Natural Gas**
Sewer: **Septic System**
Ext Feat: **Private Entrance,Private Yard,Storage**

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`4" x 9`5"
Office	Main	9`5" x 15`0"
Kitchen	Main	9`6" x 14`6"
Laundry	Main	8`1" x 8`6"
Bedroom	Main	11`0" x 11`6"
Game Room	Basement	14`5" x 27`9"
Bedroom	Basement	12`5" x 15`6"
Bedroom	Basement	11`0" x 14`0"
3pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	11`4" x 12`0"
Living Room	Main	14`3" x 14`7"
Breakfast Nook	Main	9`4" x 13`7"
Bedroom - Primary	Main	16`6" x 15`0"
Family Room	Basement	15`0" x 18`4"
Exercise Room	Basement	7`9" x 13`7"
Bedroom	Basement	11`0" x 12`4"
Storage	Basement	12`3" x 16`0"
4pc Ensuite bath	Main	9`2" x 15`2"

4pc Bathroom

Main

5`8" x 8`7"

4pc Bathroom

Basement

5`0" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9012332

Zoning:
CR

Remarks

Pub Rmks: **Beautiful Bungalow.....Nestled on a sprawling 4.89 acre lot, this impressive 1900 square-foot walkout bungalow offers an idyllic blend of modern comfort and serene countryside living located in a setting with panoramic mountain views, it boasts a newly developed basement with in- floor heating providing ample space for relaxation and entertainment. The home features five bedrooms, three bathrooms, providing plenty of room for family and guests alike. Two cosy fireplaces add warmth and charm to the living spaces, creating inviting atmospheres for gatherings. For the discerning homeowner, this property includes hardwood, ceramic tile and vinyl plank flooring throughout, combining, elegant with durability. The kitchen is equipped with modern amenities and overlooks scenic, vistas, making meal preparation a delight. A Highlight of the property is the oversized 1600 square-foot garage for vehicles, tools and recreation equipment. Outside a tranquil water feature adds to the properties appeal, complementing the natural beauty of the surroundings. Conveniently located near golf courses, schools, fishing spots, and the hospital, this home offers both privacy and accessibility to essential amenities. Whether you seek a peaceful retreat or a place to entertain, this bungalow promises a lifestyle of comfort and luxury in a breathtaking rural setting.**

Inclusions:
Property Listed By: **N/A**
RE/MAX Complete Realty

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











