



THE
A-TEAM

**RE/MAX
FIRST**

11 BLACK BEAR , Rural Foothills County T0L1K0

MLS® #: **A2139684** Area: **NONE** Listing Date: **07/08/24** List Price: **\$1,375,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Foothills County**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **78,408 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,152**
 Low Sqft:
 Ttl Sqft: **2,152**

DOM

70
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Creek/River/Stream/Pond,Farm,Lawn,Garden,No Neighbours Behind,Many Trees,Pasture,Secluded**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Wood**
 Heating: **Forced Air**
 Sewer: **Septic Field**
 Ext Feat: **Garden,Other**

Construction: **None**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	18`6" x 17`1"	Bedroom	Main	15`6" x 14`0"
Bedroom	Basement	16`11" x 15`4"	Dining Room	Main	14`1" x 11`0"
Living Room	Main	19`1" x 18`9"	Kitchen With Eating Area	Main	12`9" x 20`9"
Office	Main	16`9" x 7`3"	Family Room	Main	29`10" x 19`6"

Bedroom
5pc Ensuite bath
4pc Bathroom

Basement
Main
Basement

20`9" x 12`3"

Den
3pc Ensuite bath

Basement
Main

10`1" x 18`9"

Legal/Tax/Financial

Condo Fee:
\$540

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
REC

Legal Desc: **9710379**

Remarks

Pub Rmks: **Welcome to the quite secluded Square Butte Ranch. Located at the end of the paved road sits this beautiful 2 story bungalow with a Double detached garge. The main level of the residence contains an open concept living room and dining area, kitchen with a eating area, two bedrooms, laundry, and two full bathrooms. The living/dining room includes vaulted ceiling, wood beams and a stone-faced fireplace. The master bedroom has a sitting area with french doors opening out to the beauty of the nature arround you. Main floor bathroom has a tiled shower, dual sinks and a separate water closet. The other main floor bathroomhas dual sinks, tiled shower, and a jetted tub. A fully developed walk out basement with 2 bedrooms and a bathroom make this house large enough for a big family or to welcome the over nighting guests. Unique underground safe dwelling makes this home a perfect oportunity for the off grind enthusiast.**

Inclusions:
Property Listed By: **n/a**
Century 21 Foothills Real Estate

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