



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**HWY 23 , Rural Foothills County TOL OJ0**

MLS®#: **A2146089**      Area: **NONE**      Listing Date: **07/02/24**      List Price: **\$1,595,000**  
 Status: **Active**      County: **Foothills County**      Change: **-\$5k, 19-Jul**      Association: **Fort McMurray**



General Information

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

Year Built: **0**  
Lot Information  
 Lot Sz Ar: **13,068,000 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

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

DOM

**76**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

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

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat:

Construction:  
 Flooring:  
 Water Source:  
**Well**  
 Fnd/Bsmt:

Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**A**

Remarks

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Pub Rmks: **300 acres with Hwy access. Most of land has been cultivated at some point. Yearly lease income \$5,491. Cross fenced. Loads of good water. Many excellent building sites. Unobstructed Mountain view. Call today**  
Inclusions: **N/A**  
Property Listed By: **Century 21 Foothills Real Estate**

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