



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

172
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

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**

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