



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**176 ST WEST , Rural Foothills County T0L0H0**

MLS®#: **A2147715**      Area: **NONE**      Listing Date: **07/06/24**      List Price: **\$1,389,000**  
 Status: **Active**      County: **Foothills County**      Change: **None**      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: **2,823,123 sqft**  
 Lot Shape: **lot is triangularly shaped**

Access:  
 Lot Feat:  
 Park Feat:

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

DOM

**168**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

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

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple**      Zoning: **A**  
 Legal Desc: **9511237**

Remarks

Pub Rmks: **Welcome to your dream property! Nestled between Diamond Valley East and Diamond Valley West, this stunning 64.81-acre triangular parcel of land offers endless possibilities. With its picturesque ridge and expansive agricultural potential, this property is a true gem. The lower part of the property seamlessly connects to the renowned Friendship Trail, providing easy access to serene walks and breathtaking views. Ideal for farming or development, this land boasts three wells, ensuring ample water supply for any endeavour. Located just a stone's throw away from the Sheep River, this property combines natural beauty with convenience, making it**

Inclusions:  
Property Listed By:

a perfect investment opportunity. Don't miss the chance to own a piece of paradise between the charming towns of Diamond Valley!  
N/A  
RE/MAX Complete Realty

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

