



THE
A-TEAM

**RE/MAX
FIRST**

300 16TH Avenue, Rural Foothills County T0L2A0

MLS®#: **A2152161**

Area: **NONE**

Listing Date: **07/24/24**

List Price: **\$399,500**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Year Built:

0

Lot Information

Lot Sz Ar:

130,680 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

54

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Well

Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:

Fee Simple

Legal Desc:

2312015

Zoning:

CR

Remarks

Pub Rmks:

Welcome to this great 3 acre parcel located on the SW corner of Turner Valley! This unique acreage is located within town limits and offers great building

opportunities and development. The considerable size of the lot really opens up the potential for this property to board horses, support large dogs or to just build bigger! Enjoy this picturesque property that offers beautiful views, peace and tranquility of country living and all the conveniences the nearby town has to offer.

Inclusions:

N/A

Property Listed By:

CIR Realty

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