



THE
A-TEAM

**RE/MAX
FIRST**

176 Street, Rural Foothills County T1S 2P5

MLS® #: **A2152615**

Area: **NONE**

Listing Date: **07/25/24**

List Price: **\$4,950,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Finished Floor Area

DOM

53

Layout

Bed:

0

Bath:

0.0 (0 0)

Style:

Year Built:

0

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

6,914,714 sqft

Lot Shape:

Parking

Ttl Park:

0

Garage Sz:

Access:

Pasture,Paved,Rolling Slope,Views

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

AG

Legal Desc:

Remarks

Pub Rmks:

Unsubdivided 158.74 ACRES of land 2 miles west of the city limit on 22X and north 1.5 mile . Currently 100 + acres crop and balance pasture/trees with three strong 10+ gpm water wells. Rolling topography with a mountain view, paved roads and proximity to Calgary.

Inclusions:
Property Listed By:

N/A
Royal LePage Solutions

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