



THE A-TEAM

RE/MAX FIRST

306220 17 Street, Rural Foothills County T0L 0X0

MLS® #: **A2153434** Area: Listing **07/29/24** List Price: **\$3,537,800**  
 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: **3,145,032 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

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

DOM

**145**  
 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

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: Zoning:  
**Fee Simple** **A**  
 Legal Desc: **0613667**

Remarks

Pub Rmks: **Prime Development Land: 72.2 ± acres located just north of Okotoks, ideal for commercial development. Convenient access with 17 Street in place, facilitating future commercial projects. Elevated land from West to East providing exceptional views. Potential to subdivide the west portion for commercial use. Property sold 'as is-where is'. Existing tenants in both dwellings can stay during development planning or opt for vacant possession. \*Pasture with an optional hay agreement that can continue post-sale.**

Inclusions:  
Property Listed By:

**Being sold as is, where is.**  
**MaxWell Canyon Creek**

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