



THE
A-TEAM

**RE/MAX
FIRST**

240159 2380 Drive, Rural Foothills County T0L 1K0

MLS® #: **A2153897**

Area: **NONE**

Listing Date: **07/30/24**

List Price: **\$895,000**

Status: **Active**

County: **Foothills County**

Change: **-\$30k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**

Finished Floor Area

Abv Sqft: **1,222**
Low Sqft:
Ttl Sqft: **1,222**

DOM

50
Layout
Beds: **4 (2 2)**
Baths: **2.5 (2 1)**
Style: **Acreage with Residence, Bungalow**

Year Built: **0**

Lot Information

Lot Sz Ar: **321,908 sqft**
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Lawn, Reverse Pie Shaped Lot, Landscaped, Many Trees, Native Plants, Private, Secluded, Views, Wooded Additional Parking, Double Garage Detached, Driveway, Workshop in Garage

Utilities and Features

Roof: **Metal**
Heating: **Forced Air, Natural Gas, Wood, Wood Stove**
Sewer: **Septic System**
Ext Feat: **Awning(s), Fire Pit, Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
Int Feat: **Central Vacuum, Sump Pump(s), Vinyl Windows**
Utilities: **Cable Not Available, Electricity Connected, Natural Gas Connected, Satellite Internet Available**

Room Information

Room	Level	Dimensions
Entrance	Main	3`10" x 7`6"
Dining Room	Main	7`6" x 11`6"
Bonus Room	Main	11`7" x 14`7"
Bedroom	Main	9`10" x 11`5"
4pc Bathroom	Main	4`11" x 7`5"
4pc Bathroom	Basement	4`11" x 7`7"

Room	Level	Dimensions
Kitchen	Main	7`6" x 11`6"
Living Room	Main	11`3" x 17`1"
Bedroom - Primary	Main	9`3" x 16`3"
Laundry	Main	6`0" x 8`6"
2pc Bathroom	Main	4`1" x 4`4"
Bedroom	Basement	11`0" x 12`6"

Bedroom
Flex Space
Storage

Lower
Basement
Basement

9`4" x 10`10"
8`0" x 13`6"
5`0" x 7`6"

Family Room
Storage
Furnace/Utility Room

Legal/Tax/Financial

Basement
Basement
Basement

12`6" x 22`3"
4`0" x 14`0"
6`3" x 8`0"

Title:
Fee Simple
Legal Desc:

9112603

Zoning:
CR

Remarks

Pub Rmks:

Super cute country home located on a private and pretty 7.4 acre parcel 8 kms south of Millarville. Set amongst the trees with open views across the valley. Many recent renovations make this home move in ready. Sunny and bright with wood burning stove in living room, big bonus room, two bedrooms on main floor and a real country kitchen with spacious eating area. Main floor laundry / mudroom makes country lifestyles easier. Large deck to enjoy summer evenings. Outside there is a double garage with attached heated workshop as well as a quaint barn area with stalls and tack room. Walk around the woods and you will see the wood shed and another shed for treasures! There is also a dug out. Septic field rebuilt - 2013, shop/garage reroofed 2014, Metal roof on house - 2017, new well pump - 2022, new hot water tank - 2022, new pressure tank - 2024. House has been repainted, new flooring, updated bathroom,. Basement offers huge family room with wood burning stove, 2 bedrooms, 4 pce bath, lots of storage. only needs ceilings and carpeting to complete. This well loved gem is waiting for you to come home and start your country living.

Inclusions:
Property Listed By:

N/A
MaxWell Canyon Creek

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









