



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**64228 306 Avenue, Rural Foothills County T1S 7A6**

MLS® #: **A2154577**

Area: **NONE**

Listing Date: **08/01/24**

List Price: **\$1,649,000**

Status: **Active**

County: **Foothills County**

Change: **-\$50k, 25-Oct**

Association: **Fort McMurray**



General Information

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

Year Built: **2022**

Lot Information

Lot Sz Ar: **283,140 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Yard,Brush,Private**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **3,417**

Low Sqft:

Ttl Sqft: **3,417**

DOM

**105**

Layout

Beds: **4 ( 4 )**

Baths: **3.5 (3 1)**

Style: **1 and Half Storey,Acreage with Residence**

Parking

Ttl Park: **6**

Garage Sz: **1**

Utilities and Features

Roof: **Metal**  
Heating: **In Floor**  
Sewer: **Mound Septic**  
Ext Feat: **Private Yard**

Construction: **Metal Siding**  
Flooring: **Vinyl Plank**  
Water Source: **Well**  
Fnd/Bsmt: **Slab**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>6`5" x 8`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`5" x 20`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 13`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 14`10"</b>
<b>Office</b>	<b>Main</b>	<b>7`6" x 10`1"</b>	<b>Mud Room</b>	<b>Main</b>	<b>8`0" x 10`5"</b>











