



THE
A-TEAM

**RE/MAX
FIRST**

1 PRIDDIS CREEK Drive, Rural Foothills County T0L 0K0

MLS® #: **A2155971** Area: **Priddis Creek Estate** Listing Date: **08/08/24** List Price: **\$1,365,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Foothills County**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **683,456 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,328**
 Low Sqft:
 Ttl Sqft: **1,328**

DOM

41
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Acreeage with Residence,Bungalow**

Parking

Ttl Park: **10**
 Garage Sz: **8**

Access:
 Lot Feat: **Cleared,Corner Lot,Creek/River/Stream/Pond,Dog Run Fenced In,Garden,Gentle Sloping,Landscaped,Level,Pasture**
 Park Feat: **Additional Parking,Aggregate,Double Garage Attached,Garage Door Opener,Gated,Heated Garage,Insulated,Multiple Driveways,Parking Pad,Quad or More Detached,RV Access/Parking,RV Gated,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Fireplace Insert,Fireplace(s),Forced Air,Natural Gas,Wood**
 Sewer: **Mound Septic**
 Ext Feat: **Balcony,Dog Run,Fire Pit,Garden,Private Yard,Storage**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Cork,Linoleum**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Oven,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Bookcases,Built-in Features,See Remarks,Storage,Sump Pump(s)**
 Utilities: **Electricity Connected,Natural Gas Connected,Phone Available**

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`2" x 7`11"
Bedroom	Main	7`11" x 11`0"
Dining Room	Main	9`4" x 9`1"
Living Room	Main	23`5" x 19`4"
Den	Basement	10`10" x 12`2"

Room	Level	Dimensions
4pc Ensuite bath	Main	5`0" x 10`4"
Bedroom	Main	11`6" x 12`3"
Eat in Kitchen	Main	11`7" x 10`10"
Bedroom - Primary	Main	11`7" x 14`1"
Game Room	Basement	21`10" x 20`5"

