



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**(Lot 1) 274053 112 Street, Rural Foothills County T1S 1A2**

MLS®#: **A2158919**

Area: **NONE**

Listing Date: **08/20/24**

List Price: **\$445,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Rural Foothills**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**256,568 sqft**

Lot Shape:

Access:

**Direct Access**

Lot Feat:

**Fruit Trees/Shrub(s),Rectangular Lot,Views**

Park Feat:

DOM

**29**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

**Well**

Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title:

**Fee Simple**

Legal Desc:

**2310409**

Zoning:

**CR**

Remarks

Pub Rmks:

**Build your DREAM Home on almost 6 Acres with BEAUTIFUL views of farmers fields! There is no building commitments on this property so you are able to build to**

**your own specifications. Large Mature Bushes run along the south end of the property providing privacy from the neighbors. This property is only 7 minutes away from schools, Heritage Heights and Saint Francis, and the arena. Easy and quick access to Calgary and the South Health Campus Hospital, shopping and restaurants in Seton. The driveway approach will be paved prior to possession. Street Number will be determined once a building permit has been approved. Lot 2 to the west is also available. The fence between the 2 lots is not the actual lot line. GST is included in the price!**

Inclusions:

n/a

Property Listed By:

**CIR Realty**

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