



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**MERIDIAN Street, Rural Foothills County T1S 6B3**

MLS® #: **A2161088**      Area: **NONE**      Listing Date: **09/05/24**      List Price: **\$469,900**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Rural Foothills County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **205,167 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

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

DOM

**13**  
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

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

Title:      Zoning:  
**Fee Simple**      **CRA**  
 Legal Desc:      **2311617**

Remarks

Pub Rmks: **10 MINUTES TO OKOTOKS! Embrace the best of both worlds with this remarkable 4.7-acre lot, ideally situated just minutes from town yet offering the serenity and freedom of rural living. With no building restrictions, this versatile parcel presents an incredible opportunity to create a custom property tailored to your unique**

Inclusions:

**vision and needs. Complete with gorgeous mountain views, this property won't stick around for long. Come check it out!**

Property Listed By:

**n/a**

**Century 21 Foothills Real Estate**

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