



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**402138 MERIDIAN Street, Rural Foothills County T1S 1A8**

MLS® #: **A2161436**

Area: **NONE**

Listing Date: **08/30/24**

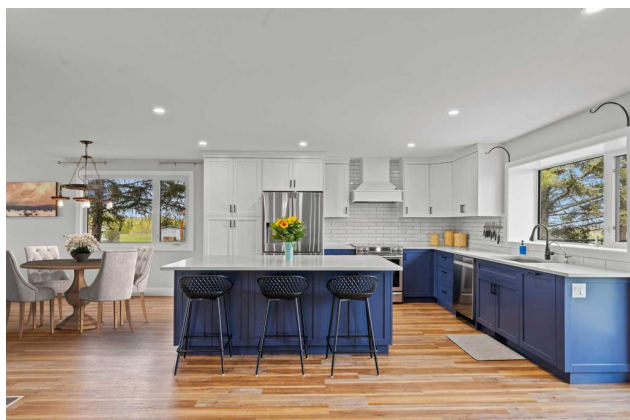
List Price: **\$1,199,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County**  
Year Built: **1978**

Finished Floor Area  
Abv Sqft: **2,057**  
Low Sqft:  
Ttl Sqft: **2,057**

Lot Information  
Lot Sz Ar: **479,160 sqft**  
Lot Shape:

Access:  
Lot Feat: **Many Trees, Private, Treed**  
Park Feat: **Double Garage Attached**

DOM

**20**  
Layout  
Beds: **4 (4 )**  
Baths: **2.0 (2 0)**  
Style: **Acreage with Residence, Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer: **Septic Tank**  
Ext Feat: **Lighting, Private Yard, Rain Gutters**

Construction: **Wood Frame, Wood Siding**  
Flooring: **Tile, Vinyl**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`3" x 9`5"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>11`3" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 12`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>19`0" x 14`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`0" x 5`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`10" x 14`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>25`5" x 17`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 16`4"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>6`6" x 11`3"</b>
<b>Storage</b>	<b>Basement</b>	<b>13`9" x 11`6"</b>	<b>Storage</b>	<b>Basement</b>	<b>11`8" x 16`9"</b>

**Storage**                                      **Basement**                                      **11`6" x 16`9"**                                      Legal/Tax/Financial

Title:    Zoning:  
**Fee Simple**                                      **CRA**

Legal Desc:                                      **2410773**                                      Remarks

Pub Rmks:                                      **This custom built bungalow boasts more then 2000 sq ft on the main level of superbly designed space situated on over 10 ACRES of private, lush land for you and your family to enjoy. Designed and built with pristine attention, this home is packed with floor to ceiling detail that provides jaw dropping features as well as functionality. The open floor concept paired with high ceilings, luxury vinyl plank flooring, and large windows makes for a bright and warm space to spend time in. The heart of any home, this kitchen has everything you need to entertain groups of all sizes including a full top of the line package of luxury items such as high end appliances, custom cabinetry, quartz counter tops, designer fixtures, and so much more! Head to your main floor primary bedroom oasis to take in stunning views of your private treed back yard or to relax in your spa like en-suite. Wind down after a long day in the large SOAKER TUB and start your day off right with a STEAM SHOWER in this warm, bright space sporting DOUBLE VANITIES, large windows, walk in closet, and an abundance of storage. The upper floor has even more to offer with a beautiful office space, 3 bedrooms (all with built in closet organizers, 2 with walk-ins), and another gorgeous full bathroom. Updates include, Newer roof, new windows, new hot water tank, charcoal water filtration systems, reverse osmosis, new exterior siding, new roof, new attic insulation and loads of other upgrades! The whole house has been professionally renovated from top to bottom! There's also a horse pasture with horse shelters for the family equestrian. Don't miss out on this incredible turn-key opportunity, call your favorite Realtor today!**

Inclusions:                                      **None**  
Property Listed By:                                      **CIR Realty**

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





