



THE
A-TEAM

**RE/MAX
FIRST**

8 Acres 543 , Rural Foothills County TOL OH0

MLS®#: **A2162333** Area: **NONE** Listing Date: **09/05/24** List Price: **\$459,000**
 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: **348,915 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:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:
 Construction:
 Flooring:
 Water Source:
Well
 Fnd/Bsmt:

Room Information

| Room | Level | Dimensions | Room Legal/Tax/Financial | Level | Dimensions |
|------|-------|------------|-----------------------------|-------|------------|
|------|-------|------------|-----------------------------|-------|------------|

Title: **Fee Simple** Zoning: **CRA**
 Legal Desc: **2310586**

Remarks

Pub Rmks: **Drive into this Amazing 8 acres show casing fabulous mountain views! Development permit completed and approved, building permit, Well is ready with pump in**

place for usage, 200 amp service installed ready for meter, Driveway roughed in ready for gravel, Building site is roughed in ready for stake out. Pavement to your door! Close to High River and or Diamond Valley for all amenities. This one won't last at this price! Immediate Possession!! The List Price does not include GST. In the event that GST is payable, and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day.

Inclusions:

none

Property Listed By:

Royal LePage Solutions

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