



THE
A-TEAM

**RE/MAX
FIRST**

GREEN HAVEN DRIVE , Rural Foothills County T1S 0L9

MLS®#: **A2164363** Area: **Green Haven Estates** Listing Date: **09/10/24** List Price: **\$335,000**
 Status: **Active** County: **Foothills County** Change: **+\$10k, 18-Jan** 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: **48,874 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

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

DOM

134
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>
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **RCA**
 Legal Desc:

Remarks

Pub Rmks: ****Watch video flyover of the land** An incredible opportunity to build your dream home in Green Haven Estates. Nestled on a generous 1.13-acre homesite overlooking a tranquil pond, this premier location offers you the perfect backdrop to build your forever home. The picturesque community offers mountain views and presents an unparalleled opportunity for those seeking to construct their ideal living space. The 141' X 245' lot provides ample room to choose from a selection of beautifully designed acreage-style homes, ranging from 1,900 sq.ft to 3,200 sq.ft, allowing you to tailor your residence to suit your unique preferences and lifestyle. Whether you envision a charming Country Rancher bungalow or a stately two storey Craftsman, there is a property to fit your needs. Imagine waking up to the peaceful sounds of nature, with the crisp morning air stimulating your senses as you step outside onto your own private oasis. With abundant space for landscaping and outdoor amenities, you can create the ultimate retreat for relaxation and entertainment. Green Haven Estates not only offers natural beauty but**

also the convenience of proximity to essential amenities with easy access to shopping, dining, schools, health services, recreational facilities, golf courses and more; ensuring that every need is met within reach. Don't miss this extraordinary opportunity to choose from the best lots available in the phase. *Lot to be sold with commitment to build a home with the builder. *Other lots available for purchase. *Photos are representative.

Inclusions:
Property Listed By:

None
Charles

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



