



THE
A-TEAM

**RE/MAX
FIRST**

81194 2378 Drive, Rural Foothills County T1S 0A0

MLS® #: **A2166296**

Area: **NONE**

Listing Date: **09/27/24**

List Price: **\$1,700,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2007**

Lot Information

Lot Sz Ar: **217,800 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **RV Access/Parking, Triple Garage Attached**

Finished Floor Area

Abv Sqft: **3,104**
Low Sqft:
Ttl Sqft: **3,104**

DOM

9

Layout

Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz: **3**

Utilities and Features

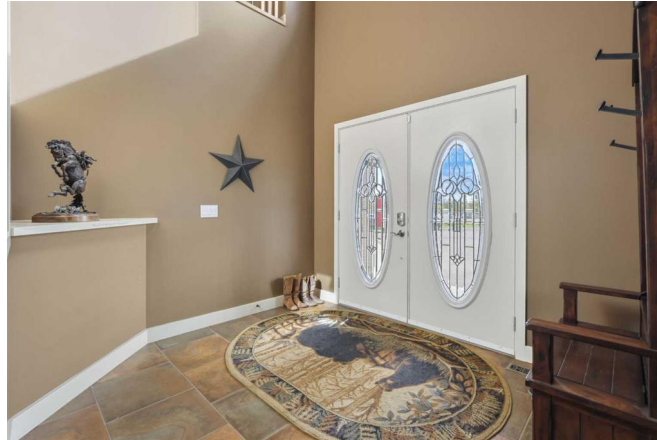
Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air**
Sewer: **Holding Tank, Septic Field, Septic Tank**
Ext Feat: **Storage**

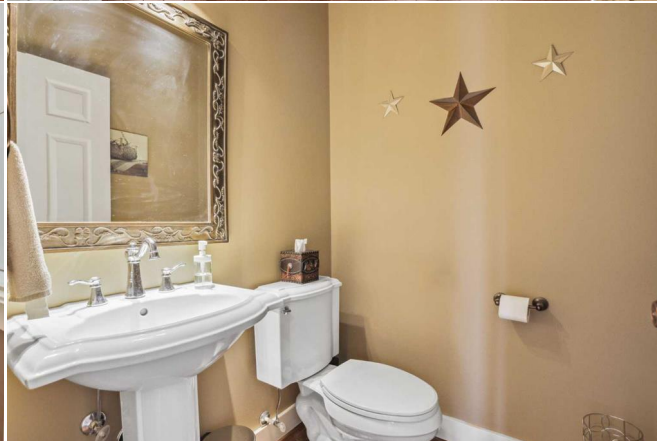
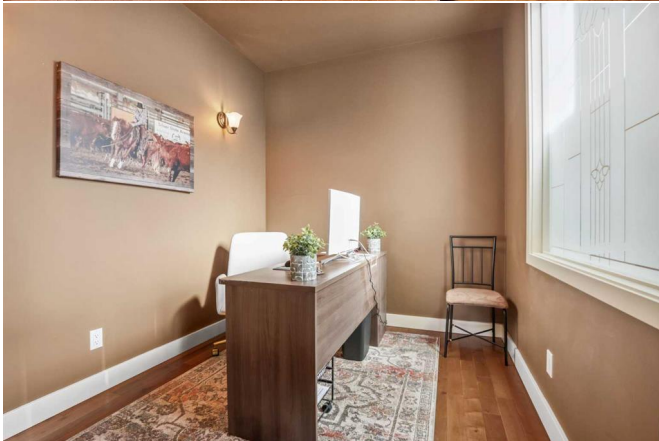
Construction: **Vinyl Siding**
Flooring: **Carpet, Hardwood, Tile**
Water Source: **Cistern, Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings**
Int Feat: **Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)**
Utilities:

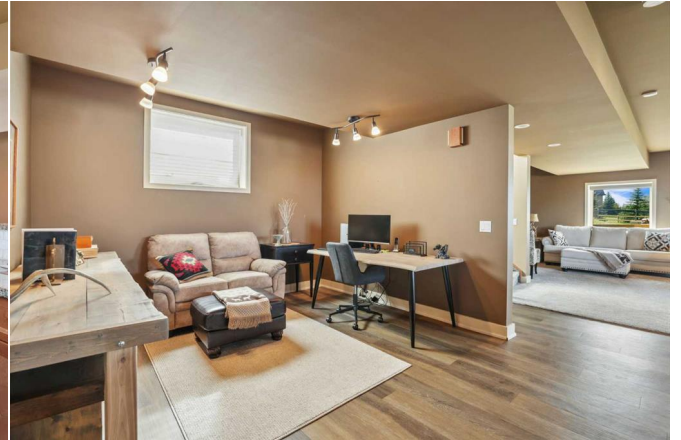
Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Den	Main	9`0" x 12`3"
Dining Room	Main	10`0" x 10`8"	Foyer	Main	8`8" x 10`1"
Kitchen	Main	18`8" x 16`0"	Living Room	Main	14`1" x 12`6"
Mud Room	Main	10`11" x 13`5"	Office	Main	8`1" x 10`4"

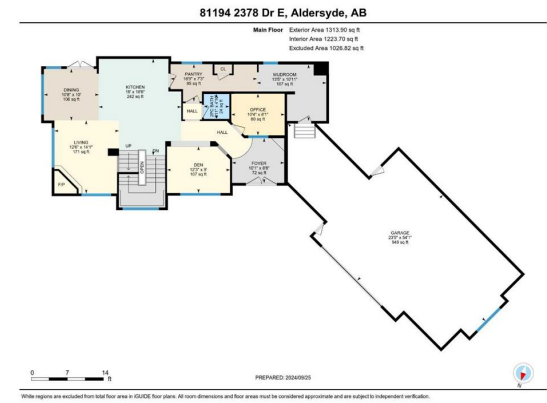












81194 2378 Dr E, Aldersyde, AB

2nd Floor Exterior Area 1700.25 sq ft
Interior Area 1688.87 sq ft
Excluded Area 80.87 sq ft



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.