



THE
A-TEAM

**RE/MAX
FIRST**

266047 16 Street, Rural Foothills County T1S 3M2

MLS® #: **A2169033** Area: **NONE** Listing Date: **09/27/24** List Price: **\$970,000**
 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: **2020**
Lot Information
 Lot Sz Ar: **87,120 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Cul-De-Sac, Treed**
 Park Feat: **Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **1,714**
 Low Sqft:
 Ttl Sqft: **1,714**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Acreage with Residence, Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Holding Tank, Septic Field**
 Ext Feat: **None**
 Construction: **Composite Siding, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Chandelier, Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	9`2" x 7`1"	4pc Ensuite bath	Main	4`10" x 8`6"
Bedroom	Main	14`6" x 10`6"	Bedroom	Main	14`6" x 10`6"
Bedroom - Primary	Main	10`9" x 17`4"	Dining Room	Main	9`6" x 10`9"
Family Room	Main	14`11" x 19`10"	Kitchen	Main	9`8" x 14`11"
Living Room	Main	14`6" x 19`11"	Furnace/Utility Room	Main	7`11" x 17`4"

