



THE
A-TEAM

**RE/MAX
FIRST**

144133 530 Avenue #10, Rural Foothills County T0L 1H0

MLS® #: **A2169372** Area: **NONE** Listing Date: **09/28/24** List Price: **\$2,300,000**
 Status: **Pending** County: **Foothills County** Change: **-\$400k, 28-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
 Sub Type: **Agriculture**
 City/Town: **Rural Foothills County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **6,774,451 sqft**
 Lot Shape:
 Access: **Gravel Road**
 Lot Feat:
 Park Feat: **RV Access/Parking, Workshop in Garage**

Finished Floor Area
 Abv Sqft: **1,900**
 Low Sqft:
 Ttl Sqft: **1,900**

DOM

147
Layout
 Beds: **5 (4 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**
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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	30`2" x 31`6"	Kitchen	Main	12`6" x 10`8"
Bedroom - Primary	Main	12`4" x 10`4"	Foyer	Main	10`2" x 11`7"
4pc Ensuite bath	Main	8`0" x 6`0"	Family Room	Basement	22`1" x 13`4"
Bedroom	Main	10`2" x 9`5"	Bedroom	Main	10`0" x 8`1"
Bedroom	Main	11`4" x 11`10"	4pc Bathroom	Main	8`0" x 6`0"
Bedroom	Basement	10`6" x 8`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
A-DC27

Remarks

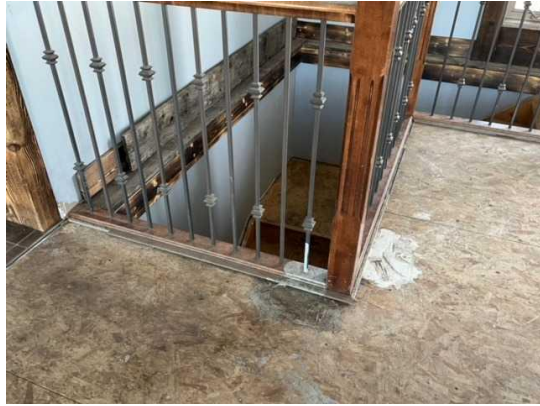
Pub Rmks: **Discover a stunning panoramic mountain view at this exceptional property, located just 12 minutes south of Diamond Valley. Spanning 155 acres in a prime location, this parcel includes a double modular home with a basement, a recently built high-quality 160' x 60' steel Quonset, and a spacious heated workshop. The property is primarily zoned for agricultural use, with approximately 2.5 acres designated for commercial purposes. While the residence requires some investment, it promises a leisurely, country-style lifestyle in a private setting, yet conveniently close to all amenities. The bungalow offers approximately 1,900 sq. ft. of living space above grade, featuring 5 bedrooms (4 upstairs and 1 downstairs), 1 en-suite bathroom, 1 four-piece bathroom, and 2 half baths. Enjoy breathtaking panoramic views from the house, with no visible wetlands except for a small area in one corner of the property. The land generates nominal income from local farming and an additional \$8,000 per year from oil surface lease income. The topography is favorable, with gently rolling features, and the property is gated and mostly fenced. Please leave offers open 3-4 weeks. The property is being sold on an "as is, where is" basis pursuant to a Court supervised sales process. Lastly, there is no RPR. Please reach out for more information on the excellent opportunity or to book a showing.**

Inclusions:
Property Listed By: **Appliances, if any sold "as is, where is".
RE/MAX Real Estate (Central)**

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

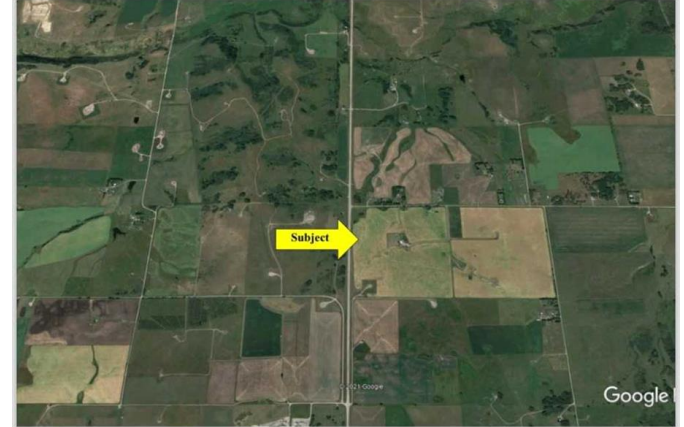












Photograph of Subject

Aerial View of Subject Vicinity

The aerial photograph below was obtained from Foothills County. It shows County roads, driveway and roads onto the subject, the home area, and oil facilities in the southwest corner. The photograph is dated 2018 per Foothills County.

