



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: \$2,699,990
Status: Active County: Foothills County Change: None 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

DOM

54
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, 4pc Ensuite bath, Bedroom, Bedroom, Bedroom, Kitchen, Foyer, Family Room, Bedroom, 4pc Bathroom.

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)**

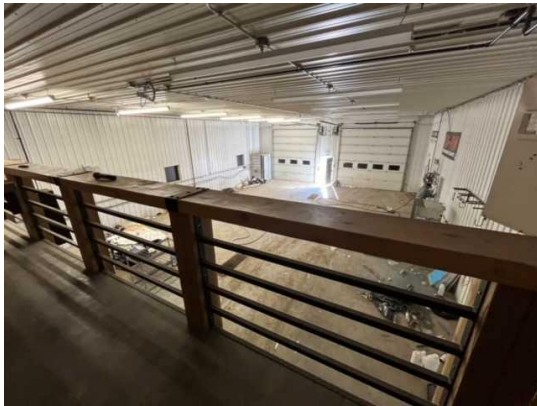
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

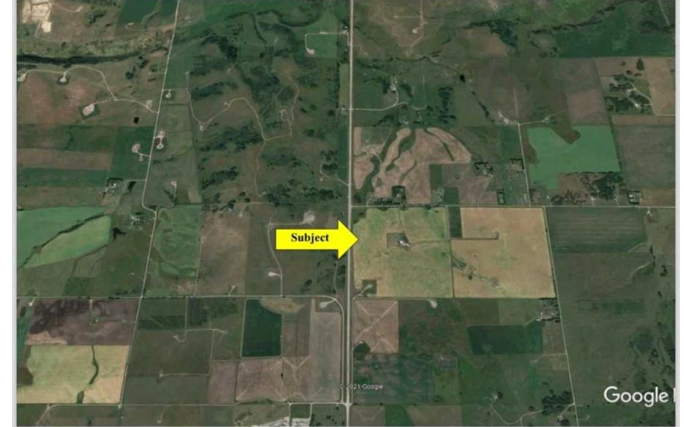












Photograph of Subject

Arial 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.

