



THE A-TEAM

RE/MAX FIRST

336 Street, Rural Foothills County T0L 1W0

MLS#: A2169407 Area: NONE Listing Date: 10/01/24 List Price: \$2,900,000
Status: Active County: Foothills County Change: None 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: 6,969,600 sqft Lot Shape:

Access: Direct Access Lot Feat: Cul-De-Sac, Seasonal Water, Square Shaped Lot, Many Trees, Meadow, Native Plants, Pasture, Private, Secluded, Treed, Wooded Park Feat:

Finished Floor Area

Abv Sqft: 0 Low Sqft: Ttl Sqft:

DOM

50 Layout Beds: 0 Baths: 0.0 (0 0) Style:

Parking

Ttl Park: 0 Garage Sz:

Utilities and Features

Roof: Heating: Sewer: Ext Feat: Private Yard

Construction: Flooring: Water Source: Well Fnd/Bsmt:

Kitchen Appl: Int Feat: Utilities:

Room Information

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple Zoning: A Legal Desc:

Remarks

Pub Rmks: Welcome to one of the most beautiful pieces of land in the Foothills County. Located in between Bragg Creek and Priddis this parcel is perfectly placed to enjoy seclusion & tranquility yet it is an easy commute to the city. A perfect blend of hay land and trees makes it a one of a kind balance to enjoy country living. Whether looking for your forever oasis or an investment opportunity this is one you will not want to pass up. In 2006 there was a 7 lot subdivision that passed the first

reading with the County, 5 wells have been drilled and the environmental overview was completed. They are not making any more land so this may be a good opportunity for others to also enjoy the beauty of this area. A Rocky Mountain view can be seen from the clearing and wildlife frequent the area. If you are new to this province, you must view in person to truly appreciate. If you are from here you know how sought after this unique property truly is. When you are ready to visit ensure you leave yourself enough time to stroll through the pathways the animals have created and to soak in the sunshine and enjoy stunning views in every direction. You just may be lucky enough to see the wild horses that frequent the area. It really will be hard to leave. When you hear the saying "the opportunities are endless" in this case they really are.

Inclusions:

None

Property Listed By:

RE/MAX Realty Professionals

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







