



THE
A-TEAM

**RE/MAX
FIRST**

186083 PRIDDIS VALLEY Road #100, Rural Foothills County TOL 1W4

MLS® #: **A2172865** Area: **NONE** Listing Date: **10/16/24** List Price: **\$550,000**
 Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Foothills County**

Finished Floor Area

Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

Year Built: **0**
Lot Information
 Lot Sz Ar: **114,998 sqft**
 Lot Shape:

DOM

36
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access: **Direct Access,Paved Road**
 Lot Feat: **Creek/River/Stream/Pond,Dog Run Fenced In,Gazebo,Level,Native Plants,Near Golf Course,Treed,Waterfront**
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: **None** Water Source:
 Ext Feat: **Well**
 Fnd/Bsmt:

Kitchen Appl:
 Int Feat:
 Utilities: **Electricity Available,Natural Gas at Lot Line,Satellite Internet Available,Water Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning:
Fee Simple **CRA**
 Legal Desc: **1010190**

Remarks

Pub Rmks: **Very rare and unique 2.64 acre parcel of nice land bordering FISH CREEK and walking distance to the quaint hamlet of Priddis! Nicely treed parcel with open area to accomodate building your dream home on! This special parcel has been enhanced with a water well,2 water hydrants,power on to the property with a complete electrical panel, gazebo, Star link internet,a large chain link fenced in area with a 10'x10' garden shed and a 24 foot 2018 Keystone Sprinter holiday rv trailer in new**

condition all INCLUDED in the price!! A short commute to SW Calgary and an easy drive to the Rocky Mountains! Come have a look today at this terrific parcel by the creek and start planning for the future!!

Inclusions:
Property Listed By:

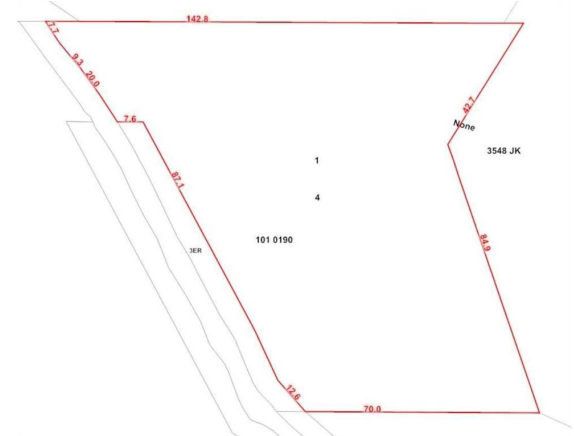
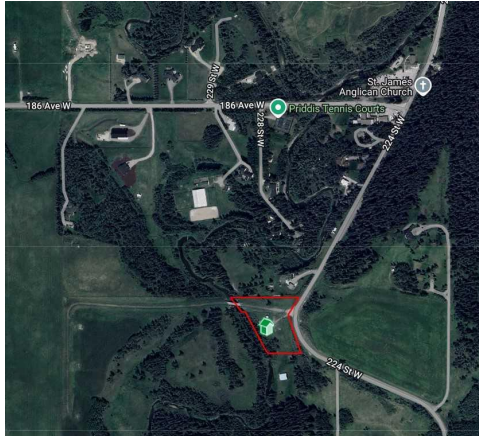
**2018 Ketstone Sprinter holiday trailer 24',gazebo,garden shed,starlink internet system.
RE/MAX Landan Real Estate**

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











Priddis Community Association

