



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**MERIDIAN Road, Rural Foothills County T1S 1A8**

MLS®#: **A2174280**      Area: **Alderidge Estates**      Listing Date: **10/21/24**      List Price: **\$365,000**  
 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: **392,911 sqft**  
 Lot Shape:

Access: **Shared Access**  
 Lot Feat: **Gentle Sloping,Rectangular Lot,Views**  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**103**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Construction:  
 Flooring:  
 Water Source:  
 Fnd/Bsmt:

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: **Fee Simple**      Zoning: **CR**  
 Legal Desc: **9712280**

Remarks

Pub Rmks: **This 9 acre property has a sweeping view of the mountains, a 40 gpm well, exceptional privacy, and is walking distance to the Highwood River. It has convenient access to High River or Okotoks, and is up high with good building sites, and there is no minimum building commitment.**

Inclusions: **N/A**

Property Listed By: **RE/MAX Southern Realty**

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

