



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**Lot 13 WHISKEY SPRINGS Hill, Rural Foothills County TOL 1W4**

MLS®#: **A2178387**      Area: **NONE**      Listing Date: **11/08/24**      List Price: **\$650,000**  
 Status: **Pending**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

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

Year Built: **0**  
Lot Information  
 Lot Sz Ar: **104,979 sqft**  
 Lot Shape:

Access:  
 Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,No Neighbours Behind,Many Trees,Private,Treed,Views,Wooded**  
 Park Feat:

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

DOM  
**13**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

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

Kitchen Appl:  
 Int Feat:  
 Utilities: **Electricity at Lot Line,Natural Gas at Lot Line,Underground Utilities**

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**  
 Legal Desc:  
 Zoning: **CRA**

Remarks

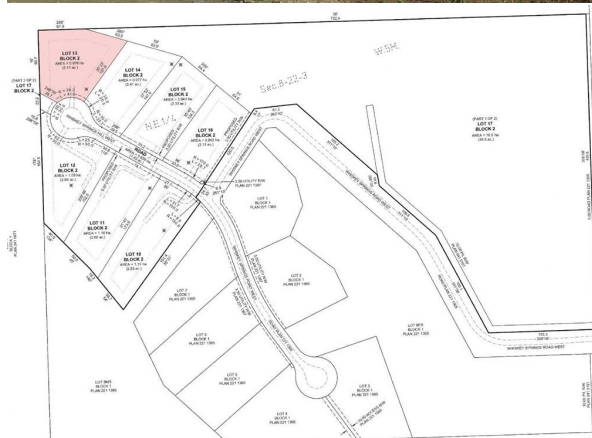
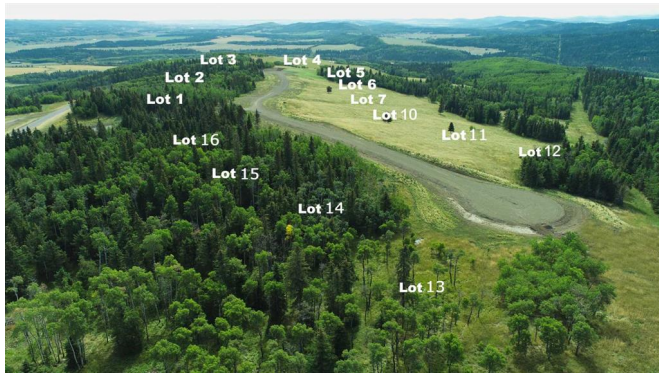
Pub Rmks: **Phase 2 now available in Whiskey Springs Ridge! 2.41 ACRE LOT in a 14 parcel development in the hills southwest of Priddis hamlet. PANORAMIC MOUNTAIN & VALLEY VIEWS. This is the most private & picturesque developments in Foothills County. Be sure to click on the 3D link for the 360 degree view to see just how beautiful this property is in all directions! Restrictive covenants that protect your lot value without stifling your building plans. No time limit for when building must**

commence. This could be an investment property or your dream home location. Internal roads will be surfaced & dust free with access to Hwy 22 via chip coated municipal roads connecting to divided highway & south leg of the Calgary ring road. Individual drilled well. Both public & separate schools serve this district. Priddis community is a vibrant organization offering: a lending library, tennis courts, programs for tots to adults including a pond hockey team. Minutes from Priddis Greens or Kananaskis country. Take a beautiful drive out and choose from the remaining 6 lots in this stunning development! (Lot 10, 11, 12, 13, 14 & 15.) Please call to view as ACCESS MAY BE LIMITED due to current roadwork at 210 Ave and 256 Str.

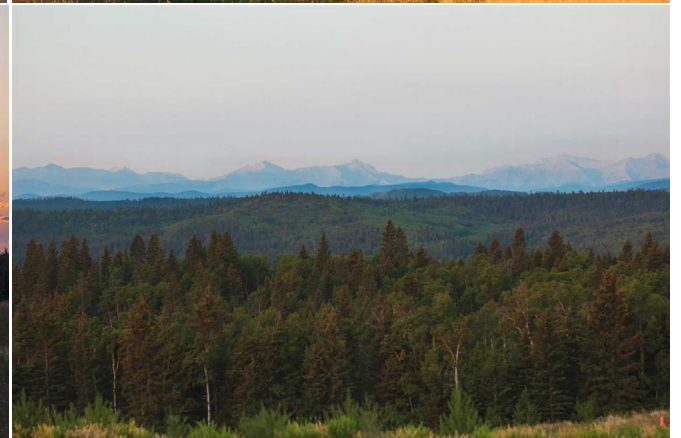
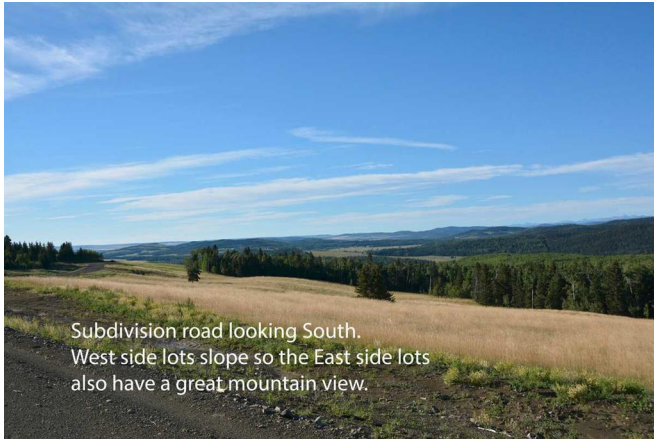
Inclusions:  
Property Listed By:

n/a  
CIR Realty

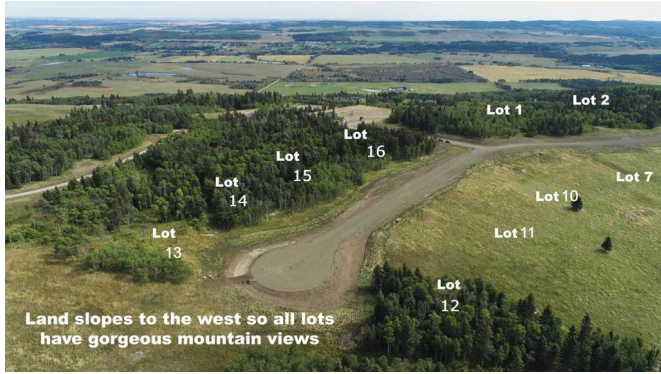
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











Land slopes to the west so all lots have gorgeous mountain views





