

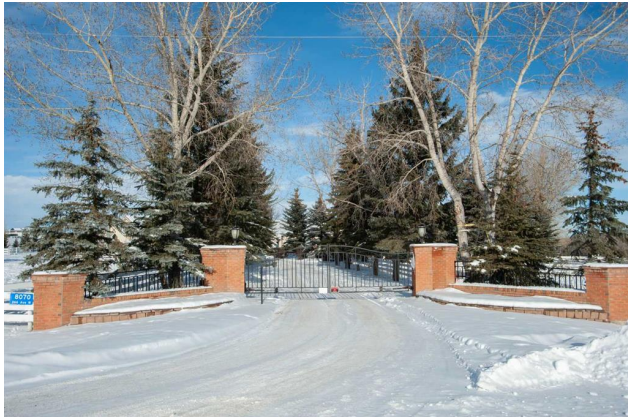


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8070 266 Avenue, Rural Foothills County T0L0X0**

MLS® #: **A2180260**      Area: **NONE**      Listing Date: **11/20/24**      List Price: **\$1,799,900**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Foothills County**  
 Year Built: **1998**  
Lot Information  
 Lot Sz Ar: **198,198 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,647**  
 Low Sqft:  
 Ttl Sqft: **3,647**

DOM

**1**  
Layout  
 Beds: **6 (2 4 )**  
 Baths: **5.5 (5 1)**  
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **5**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Gazebo,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Many Trees,Meadow,Underground Sprinklers,Pasture,Paved,See Remarks,Treed,Views**  
 Park Feat: **Additional Parking,Driveway,Driveway,Electric Gate,Front Drive,Garage Door Opener,Garage Faces Front,Gated,Heated Garage,Insulated,Other,Outside,Quad or More Detached,RV Access/Parking,Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer: **Septic Tank**  
 Ext Feat: **Balcony,Courtyard,Garden,Other,Private Yard**

Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source: **Well**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Disposal,Garage Control(s),Gas Range,Induction Cooktop,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Water Softener,Window Coverings**  
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Recreation Facilities,See Remarks,Separate Entrance,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	21`6" x 18`4"	2pc Bathroom	Main	6`11" x 9`5"
6pc Ensuite bath	Main	16`6" x 19`3"	Dining Room	Main	10`6" x 17`7"





