



THE
A-TEAM

**RE/MAX
FIRST**

96 STREET EAST (EAST PARCEL 149.2 ACRES) , Rural Foothills County T1S 3Y6

MLS®#: **A2180663** Area: **NONE** Listing Date: **11/22/24** List Price: **\$1,699,900**
 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: **6,499,152 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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

DOM
71
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

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **A**
 Legal Desc: **0313432**

Remarks

Pub Rmks: **This is truly a piece of land you must view in person to appreciate. Located 20 minutes from either Calgary or Okotoks it is the perfect holding property, or the most amazing place to build your dream home. With city views, mountain views and river valley views, the biggest decision you will have is where do you place your**

home. Rolling land makes it ideal for a walkout basement. This is the type of property that creates your legacy and large parcels this close to the city are becoming scarce. 96 St E still features wide open spaces and although you are so close to amenities, it feels so secluded and so far away. Across the street is another equally spectacular 19.77 acres (A2180711) and 140.2 acres (A2180682) that are also available to purchase. Opportunities to own this much land, this close to the city, are hard to come by. Beautiful in all seasons you don't want to miss this one.

Inclusions:
Property Listed By:

None
RE/MAX Realty Professionals

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







