



THE
A-TEAM

**RE/MAX
FIRST**

96 STREET EAST (WEST PARCEL 140.2 ACRES) , Rural Foothills County T1S 3Y6

MLS®#: **A2180682** Area: **NONE** Listing Date: **11/22/24** List Price: **\$1,599,900**
 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: **6,107,112 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area

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

DOM

61
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

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

Remarks

Pub Rmks: **A stunning piece of land within 20 minutes of Calgary or Okotoks. When you think of Alberta this is what comes to mind. This 140.2 acres is being offered for sale with the adjoining 19.77 acres (A2180711 - \$795,000.). Beautiful topography allows for numerous building sites that will give you a mountain and city view. A gentle**

slope gives character to the property which should allow for a walkout basement. The property is currently being looked after by a local farmer who has taken amazing care of the land. This location is private and secluded yet so close to all amenities. If you are looking for an investment, this would be a fantastic holding property. The opportunities on a parcel of land like this are endless. 149.2 acres across the street is also for sale (A2180663) if you would like something even larger. It would be super easy to drive your equipment across the street and farm both pieces. Large parcels of land this close to the city are hard to come by. Although the photos are beautiful this property is best enjoyed in person.

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



