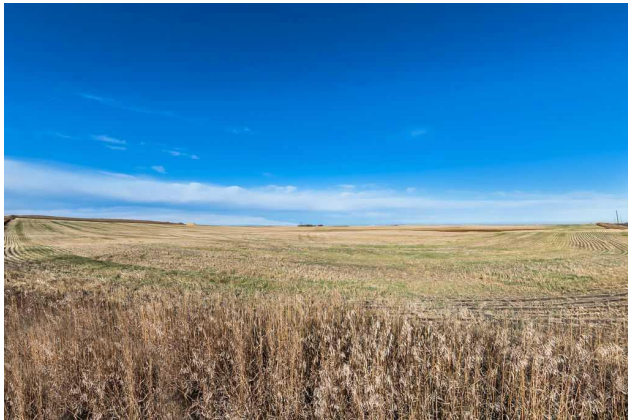


96 STREET EAST (19.77 ACRES) , Rural Foothills County T1S 3Y6

MLS@#: **A2180711** Area: **NONE** Listing Date: **11/22/24** List Price: **\$795,000**
 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: **861,181 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: **Fee Simple** Zoning: **CR**
 Legal Desc: **9011723**

Remarks

Pub Rmks: **19.77 Acres offered for sale with 140.2 adjoining acres (A2180682 - \$1,599,900.). What an opportunity to own a beautiful quarter section so close to the city. These are incredible parcels located within 20 minutes of either Okotoks or Calgary. There are many options if you buy these two properties. Keep the full quarter, sell one of the parcels or build on both. They would make a great property for families that want to be close to each other but do not want to live in the same dwelling. This piece of land is currently being farmed with the 140.2 acres, as well as with the parcel across the street (A2180663). Purchasing all three parcels would be an**

incredible investment for the future. The amazing views in every direction allows for so many building sites. 96 St E still has a rural vibe with very few neighbors, yet it is so close to all amenities. Take a Sunday drive and see just how spectacular this area is. The pictures really do not do it justice.

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

