



THE A-TEAM

RE/MAX FIRST

88067 206 Avenue #200, Rural Foothills County T1S 2X4

MLS#: A2182019 Area: NONE Listing Date: 12/06/24 List Price: \$595,000
Status: Active County: Foothills County Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Rural Foothills County
City/Town:
Year Built: 0
Lot Information
Lot Sz Ar: 191,228 sqft
Lot Shape:
Access: Paved Road
Lot Feat:
Park Feat:

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

DOM 15
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: None
Construction:
Flooring:
Water Source: Well
Fnd/Bsmt:

Room Information

Table with columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-column for Legal/Tax/Financial.

Title: Fee Simple
Legal Desc:
Zoning: CR

Remarks

Pub Rmks: BEAUTIFUL 4.39 ACRES of land CLOSE to RED DEER LAKE + just off 37 Street (aka 96 Street) in the STUNNING ROLLING COUNTRYSIDE of the RURAL FOOTHILLS!!!

**Only MINUTES to Calgary!!! BUILD your DREAM HOME here w/CUL-DE-SAC access on a LARGE PRIVATE lot that is WIDE OPEN + a DRILLED WELL. Outside city living with beautiful view of the mountains while maintaining a stunning city view as well! VIEWS ALL AROUND of the GORGEOUS land (over 4000 ACRE RESERVE!!!) w/WILDLIFE GALORE. Main roads are STONEY TRAIL + this PRIME LOT is located just a short jaunt from GRANARY ROAD farmers Market + CONVENIENT PAVED ROAD access. This really is GREAT VALUE for the \$\$\$ when you consider the POTENTIAL + FANTASTIC LOCATION of this LAND!!! GRAB this AMAZING opportunity w/BOTH HANDS, take a DRIVE OUT because you will be IMPRESSED!!! You can't find many PARCELS this CLOSE to the CITY on a PAVED ROAD!!!**

Inclusions:

Property Listed By:

**NONE**

**RE/MAX House of Real Estate**

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



