



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**178121 229 Street, Rural Foothills County T0L 1W0**

MLS® #: **A2182028**

Area: **NONE**

Listing Date: **12/05/24**

List Price: **\$1,325,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Rural Foothills County**  
City/Town: **2008**

Year Built: **2008**  
Lot Information  
Lot Sz Ar: **84,506 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **2,337**  
Low Sqft:  
Ttl Sqft: **2,337**

DOM

**16**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **0**  
Garage Sz: **2**

**Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, No Neighbours Behind, Seasonal Water Double Garage Detached, Heated Garage, Oversized, See Remarks**

Utilities and Features

Roof: **Metal**  
Heating: **In Floor, Forced Air, Natural Gas**  
Sewer: **Septic Tank**  
Ext Feat: **None**

Construction: **Log, Wood Frame**  
Flooring: **Carpet, Cork, Hardwood**  
Water Source: **Well**  
Fnd/Bsmt: **Combination, ICF Block, Poured Concrete**  
Kitchen Appl: **Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, See Remarks, Washer, Window Coverings**  
Int Feat: **Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	28`9" x 50`4"
Bedroom	Main	33`4" x 50`4"
Dining Room	Main	57`5" x 44`10"
Living Room	Main	101`5" x 46`6"
Loft	Second	68`11" x 42`8"
Bedroom	Lower	40`9" x 43`9"

Room	Level	Dimensions
4pc Bathroom	Main	17`6" x 36`11"
Bedroom	Main	36`11" x 50`4"
Kitchen	Main	70`0" x 48`5"
Bedroom - Primary	Main	61`3" x 50`4"
4pc Bathroom	Basement	53`10" x 24`10"
Bedroom	Lower	40`9" x 43`9"

Exercise Room  
Furnace/Utility Room

Lower  
Lower

55` 6" x 50` 10"  
55` 6" x 21` 7"

Game Room

Lower

109` 11" x 91` 1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0610507**

Zoning:  
**RC**

Remarks

Pub Rmks: **Looking for peace & tranquility nestled ON the creek and backing onto an environmental reserve in a quiet Cul de sac in Priddis. Walk up the stairs to 1 of the 2 covered slate decks & enjoy the quality of workmanship this Timber Frame log detailed home has to offer. This beautiful custom home is just what you need after a hectic day at the office. With 20 foot vaulted ceilings & a great entertaining kitchen appointed with everything a chef could dream of. Large Island with eating bar, AGA stove & all the accessories, sub-zero fridge, dishwasher & more cabinet/ drawer space than one could use! The huge living room features a cozy wood burning stove, vaulted ceilings and is open to the dining area. The Master bedroom is a retreat in itself, his & hers closets, large walk-in shower & heated floor in the 3 pce. ensuite. To finish off the main floor there are 2 more large bedrooms & a full bath. Upstairs is a cozy loft area to use as an office, craft room or sewing area. Downstairs is fully finished with plenty of room for all your media and entertainment needs with enough room for pool or ping pong tables. There are 2 more big bedrooms that share the large spa like bathroom. Downstairs also has the laundry, gym area and plenty of storage!! The oversized detached garage is heated and features a loft for extra storage. Priddis is truly the most amazing Hamlet with unbelievable spirit. The community centre hosts Thanksgiving dinners, Stampede breakfasts and many other events throughout the Year. The skating rink is a wonderful place for a family bonfire or to just catch up with your neighbours. Really the perfect place to call home!!**

Inclusions:  
Property Listed By:

**NA  
Century 21 Bamber Realty LTD.**

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











