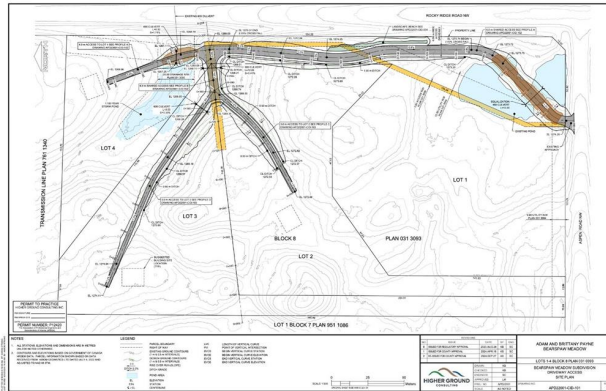


24008 ASPEN Drive, Rural Rocky View County T3R 1A5

MLS® #: **A2185324** Area: **NONE** Listing Date: **01/03/25** List Price: **\$725,000**
 Status: **Active** County: **Rocky View County** Change: **-\$50k, 11-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **175,546 sqft**
 Lot Shape:

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

DOM
92
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		
Title: Fee Simple		Zoning: RUR			
Legal Desc:	0313093				
<u>Remarks</u>					

Pub Rmks: **LOT 4 is the lot that is being offered for sale. Take advantage of one the very few 4 acre lots available in Bearspaw, just steps from the City Limits. This private lot is FULLY SERVICED, treed and is BEAUTIFUL. Easy access to everything. Shopping, YMCA, everything you'd need. No architectural controls in place. Build what you want, when you want. Don't wait too long, this opportunity will not last. The main road in will be paved once the construction has been completed on the homes.Call**

Inclusions:
Property Listed By:

with any question!
None
RE/MAX Real Estate (Central)

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

