



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**162148 1368 Drive, Rural Foothills County T0L 0C5**

MLS® #: **A2186465**

Area: **NONE**

Listing Date: **01/09/25**

List Price: **\$949,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Rural Foothills**

Finished Floor Area

DOM

**86**

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Year Built: **0**

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Parking

Ttl Park: **0**

Garage Sz:

Lot Information

Lot Sz Ar: **826,333 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Construction:

Flooring:

Water Source:

**Well**

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0612484**

Zoning:

**CR**

Remarks

Pub Rmks:

**Incredible opportunity to own a secluded piece of property just minutes from Bragg Creek which backs onto Crown Land. This property has two well, one at 6 gal. a**

minute & one at 1 gal. a minute. Being under 20 acres, this property is also available for non-Canadian residence. Seller has several proposed plans showing possibility of subdivision into 2, 3, 4, & 6 pieces - allowing for use & enjoyment now & options for the future. Approved area concept plan & proposed waterline info available on request. Electric & gas available to the lot line.

Inclusions:  
Property Listed By:

N/A  
eXp Realty

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



