



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 County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **826,333 sqft**
 Lot Shape:

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

DOM
23
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:
Well
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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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



