



THE
A-TEAM

**RE/MAX
FIRST**

306220 17 Street, Rural Foothills County T0L 0X0

MLS® #: **A2186837** Area: Listing **01/17/25** List Price: **\$3,176,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Foothills County**
 City/Town: **1960**
 Year Built: **1960**
Lot Information
 Lot Sz Ar: **3,145,032 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,040**
 Low Sqft:
 Ttl Sqft: **1,040**

DOM

5
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Acreage with Residence, Mobile**

Parking

Ttl Park: **0**
 Garage Sz: **3**

Access:
 Lot Feat: **Farm**
 Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Mid Efficiency**
 Sewer: **Other**
 Ext Feat: **Other**

Construction: **Wood Frame**
 Flooring: **Hardwood**
 Water Source: **See Remarks**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **See Remarks**
 Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	20`0" x 20`0"	4pc Bathroom	Main	10`0" x 8`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0613667**

Zoning: **A**

Remarks

Pub Rmks: **Prime Development Land: 72.2 ± acres located just north of Okotoks, ideal for commercial development. Convenient access with 17 Street in place, facilitating future commercial projects. Elevated land from West to East providing exceptional views. Potential to subdivide the west portion for commercial use. Property sold 'as is-where is'. Existing tenants in both dwellings can stay during development planning or opt for vacant possession. *Pasture with an optional hay agreement that can continue post-sale.**

Inclusions: **N/A**

Property Listed By: **MaxWell Canyon Creek**

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



