



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**48051 295 Avenue, De Winton T0L 0X0**

MLS®#: **A2189518**

Area: **NONE**

Listing Date: **01/22/25**

List Price: **\$550,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**De Winton**

Year Built:

**0**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

**96,703 sqft**

Lot Shape:

DOM

**8**

Layout

Bed: **0**

Bath: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Access:

**Accessible to Major Traffic Route,Paved Road**

Lot Feat:

**Rectangular Lot,Views**

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

**Private,Well**

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

**Electricity at Lot Line,Natural Gas at Lot Line,Phone At Lot Line**

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**C-RA**

Legal Desc:

**2412369**

Remarks

Pub Rmks:

**this 2.22-acre country residential lot offers a harmonious blend of natural beauty and rural charm. Surrounded by ranch-style fencing, the property exudes a**

welcoming and secure atmosphere, perfect for creating your own private sanctuary. The lot boasts stunning panoramic views of both the dynamic Calgary skyline and the majestic Rocky Mountains. Imagine waking up each morning to the sight of sunrises casting a golden glow over the city, and evenings spent watching the sun dip behind the rugged peaks, painting the sky with hues of pink and orange. This land is an ideal canvas for your dream home, where you can enjoy the tranquility of rural living while still being within reach of urban conveniences. It's a place where the natural world meets modern possibilities, offering a unique opportunity to embrace the best of both worlds. Tax has not yet been assessed for this lot.

Inclusions:

N/A

Property Listed By:

**First Place Realty**

---

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