



THE
A-TEAM

**RE/MAX
FIRST**

48071 295 Avenue, De Winton T0L 0X0

MLS®#: **A2189530**

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

Lot Information

Lot Sz Ar:

99,316 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

8

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Accessible to Major Traffic Route,Paved Road

Lot Feat:

Rolling Slope,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:

Welcome to 2.28 acres of pure countryside bliss! This country residential lot is a true gem, surrounded by charming ranch-style fencing that adds a touch of rustic

elegance to the landscape. The property offers unparalleled views, with the stunning Calgary skyline visible on one side and the awe-inspiring Rocky Mountains on the other. Imagine starting your day with a cup of coffee, watching the sunrise over the city, and ending it with a spectacular sunset behind the mountains. This lot is a blank canvas, perfect for building your dream home where you can enjoy the tranquility of rural living while still being close to the amenities and excitement of the city. 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