



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**48033 295 Avenue, De Winton T0L 0X0**

MLS®#: **A2189729**

Area: **NONE**

Listing Date: **01/23/25**

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:

**96,703 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**7**

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:

**Rectangular Lot,Views**

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Construction:

Flooring:

Water Source:

**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**

Legal Desc:

**2412369**

Zoning:

**C-RA**

Remarks

Pub Rmks:

**Welcome to your slice of paradise! This 2.22-acre country residential lot offers an unparalleled opportunity to create a serene and picturesque retreat. Encircled by**

ranch-style fencing, the property exudes a welcoming rustic charm, providing both security and a touch of traditional elegance. Perched on this lot, you'll be treated to breathtaking views of the vibrant Calgary skyline and the majestic Rocky Mountains. Imagine mornings where you can watch the sun rise over the city, and evenings spent admiring the stunning sunset hues casting a glow over the rugged mountain peaks. This property presents the perfect canvas for building your dream home, allowing you to enjoy the tranquility of rural living while still being within easy reach of urban conveniences. It's a place where every moment is framed by the natural beauty and grandeur of your surroundings, offering an idyllic setting for a life of serenity and fulfillment. Tax has not yet been assessed for this lot.

Inclusions:

N/A

Property Listed By:

**First Place Realty**

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