



THE A-TEAM

RE/MAX FIRST

48029 295 Avenue, De Winton T0L 0X0

MLS®#: A2189739

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

Finished Floor Area

Abv Sqft: 0

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

97,138 sqft

Lot Shape:

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:

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 2.23-acre country residential lot offers the perfect blend of rustic charm and modern convenience. Surrounded by ranch-style fencing, it creates a welcoming,

secure atmosphere that beckons you to build your dream home. Perched on this lot, you'll be treated to spectacular views of both the Calgary skyline and the majestic Rocky Mountains. Imagine starting your mornings with the sunrise casting a golden hue over the city, and unwinding in the evening as the sun sets behind the towering peaks, painting the sky with vibrant colors. This land provides a serene, private retreat where you can enjoy the tranquility of rural living without sacrificing easy access to urban amenities. It's a place where natural beauty and contemporary living come together to offer an idyllic setting for a fulfilling lifestyle. 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**