



**48015 295 Avenue, De Winton T0L 0X0**

MLS® #: **A2189756**      Area: **NONE**      Listing Date: **01/23/25**      List Price: **\$577,500**  
 Status: **Active**      County: **Foothills County**      Change: **+\$28k, 03-Feb**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **De Winton**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **93,654 sqft**  
 Lot Shape:  
 Access: **Accessible to Major Traffic Route,Paved Road**  
 Lot Feat: **Corner Lot,Rectangular Lot,Views**  
 Park Feat:

DOM  
**30**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:      Zoning:  
**Fee Simple**      **C-RA**  
 Legal Desc:      **2412369**

Remarks

Pub Rmks:      **Step into the serene beauty of this 2.15-acre country residential lot, where the charm of rural living meets breathtaking views. Surrounded by classic ranch-style fencing, this property offers a warm and inviting atmosphere, perfect for creating your personal oasis. From this vantage point, you'll be treated to stunning vistas of both the Calgary skyline and the majestic Rocky Mountains. Imagine mornings beginning with the soft glow of the sun rising over the city, and evenings spent**

**watching the sun set behind the rugged peaks, casting a mesmerizing array of colors across the sky. This lot provides the ideal setting for building your dream home, offering a tranquil retreat where nature's beauty and urban convenience coexist. It's a place where you can savor the quiet moments and create lasting memories in a picturesque and peaceful environment. 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**