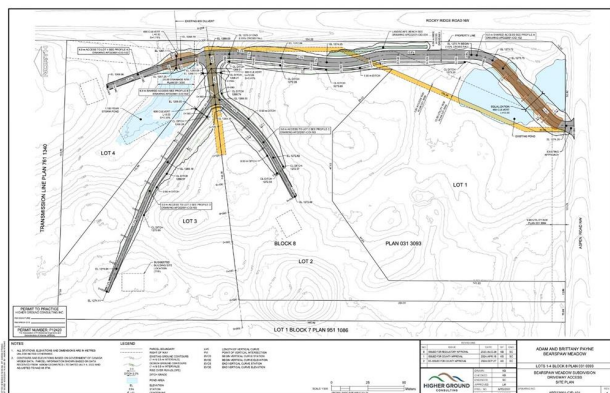


24016 ASPEN Drive, Rural Rocky View County T3R 1A5

MLS® #: **A2190979** Area: **NONE** Listing Date: **01/29/25** List Price: **\$800,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **172,062 sqft**
 Lot Shape:
 Access: **Accessible to Major Traffic Route, Major Shopping Nearby, Paved Road, Private**
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:
DOM
3
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer: **Septic Needed**
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities: **Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line**
 Construction:
 Flooring:
 Water Source: **Co-operative**
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **0313093**
 Zoning: **R-RUR**

Remarks

Pub Rmks: **LOT 2 is the lot that is being offered for sale. Take advantage of one the very few 4 acre lots available in Bearspaw, just steps from the City Limits. This private lot is FULLY SERVICED, treed and is BEAUTIFUL. Easy access to everything. Shopping, YMCA, everything you'd need. No architectural controls in place. Build what you want, when you want. Don't wait too long, this opportunity will not last. The main road in will be paved once the construction has been completed on the homes. Call**

Inclusions: **with any question!**
Property Listed By: **None**
RE/MAX Real Estate (Central)

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

Parcel Boundary (No Fill): 221179770

Zoom to	
AddressList	24016 ASPEN DRIVE
Area	3.95
Councilor	Samantha Wright
Division	4
Landuse	R-RUR
LegalDescription	NE-29-25-02-W05M
Linc	0030177968
LotBlockPlan	Lot:2 Block:8 Plan:0313093
MunicipalAddress	24016 ASPEN DRIVE
Neighbor	Rosky View
Roll	05629073
StreetView	
TitleNumber	221179770

Enter Roll number
Enter LINC number
Enter Municipal Add...

ROCKY RIDGE RD

24016

24020

ASPEN DR

