

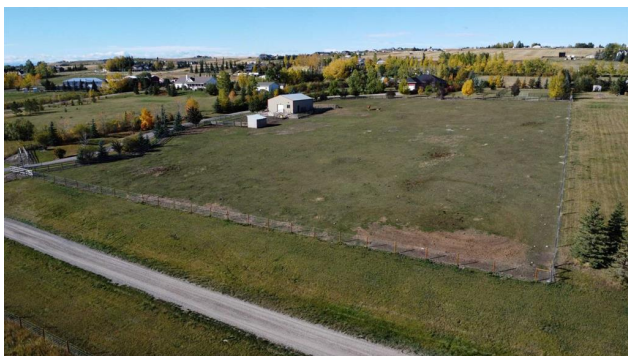


THE
A-TEAM

**RE/MAX
FIRST**

387201 2 Street, Rural Foothills County T1S 6C7

MLS® #: **A2191437** Area: **NONE** Listing Date: **01/31/25** List Price: **\$1,250,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Foothills County**
 City/Town: **2003**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **217,800 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,710**
 Low Sqft:
 Ttl Sqft: **1,710**

DOM

2
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Acreeage with Residence,Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Lawn,Gentle Sloping,Landscaped,Many Trees,Pasture,Rectangular Lot,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Hardwood,Tile**
 Sewer: **Septic Field** Water Source: **Well**
 Ext Feat: **Fire Pit,Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Bar,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	23`6" x 28`2"	5pc Ensuite bath	Main	39`1" x 21`4"
Bedroom	Main	39`4" x 29`6"	Dining Room	Main	37`2" x 23`0"
Foyer	Main	18`4" x 25`8"	Foyer	Main	36`11" x 45`11"
Kitchen	Main	33`8" x 76`3"	Laundry	Main	45`5" x 32`0"
Living Room	Main	42`11" x 57`5"	Pantry	Main	18`4" x 13`1"
Bedroom - Primary	Main	56`10" x 48`2"	4pc Bathroom	Lower	39`11" x 19`5"
Other	Lower	39`11" x 19`5"	Bedroom	Lower	43`3" x 35`0"

Bedroom
Game Room

Lower
Lower

51`8" x 35`0"
103`1" x 87`3"

Exercise Room
Furnace/Utility Room

Lower
Lower

47`0" x 35`3"
40`2" x 18`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0210177

Zoning:
CR

Remarks

Pub Rmks: **Open House Saturday, February 1st, 2-4:30pm. Have you been dreaming of acreage life? Welcome to this incredible 5-acre property offering the perfect blend of country living and convenience. Imagine stepping outside your updated, sunny bungalow to tend to your few farm animals at your insulated barn and then be in town for groceries in under 5 minutes! Yes, for horse enthusiasts and hobby farmers, this property is a dream come true. Fully fenced and cross-fenced with a pasture and paddock area, a 50x100 riding pen, a double horse shelter, and a double fountain heated stock waterer, this yard ensures your animals are well taken care of year-round. The 30x40 insulated shop includes 3 stalls (two are heated), and open area offering plenty of space for tools, vehicles and storage. The home, itself, is a true gem, offering 5 bedrooms and 3 bathrooms with over 3200 sq ft of bright, open living space. Enjoy the stunning engineered hickory hardwood throughout both levels, granite countertops in the kitchen, and plenty of room for family gatherings with 3 living rooms, a games area, and a wet bar. You'll love the privacy of the rear deck off the kitchen and Primary Bedroom, perfect for soaking in the fresh air and expansive views of the surrounding land that features over 350 planted trees! Recent updates include new shingles on the roof in 2020 and new front and rear decks and patio done by Kayben Farms in 2019. Don't miss the chance to live the acreage lifestyle you've always dreamed of! Be sure to check out the listing video for a closer look at this stunning property.**

Inclusions: **basement fridge, treadmill, gym flooring, metal shelving in furnace room, barn hay and straw, heated livestock waterer, horse shelter, firepit, outdoor bench, 4 hi-hog livestock panels, barn infrared heater over pig stall (as is), barn infrared heater over box stall**

Property Listed By: **RE/MAX Complete Realty**

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





387201 2nd St W Foothills County

Main Floor Exterior Area 1710.03 sq ft



PREPARED: 2024/10/06

White regions are excluded from total floor area in GAUGE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





