



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**242048 192 Street, Rural Foothills County T1S 4L3**

MLS® #: **A2191489**      Area: **NONE**      Listing Date: **01/31/25**      List Price: **\$759,500**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Rural Foothills County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **458,251 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**1**  
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:      **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**      **CR**  
 Legal Desc:      **2510137**

Remarks

Pub Rmks:      **BRAND NEW ---- Subdivision and Title completed January 27th 2025----- Absolutely stunning mountain vistas of Snow capped Canadian Rockies thru out the whole West and Southwest skyline ! ... Living in the country, especially close in, is both a luxury and privilege that few can afford. Come see part of the 'Heart' in 'Heartland' ... yes you too could build and live like on TV or in the movies. Gorgeous 10.52 acre setting just past and around the corner from one of the film locations**

**!! ... Picture perfect SW & West Rocky mountain vistas on a quiet tree lined 192nd Street. South of Hwy 22X before Priddis location. Brand new , just being finalized sub division with an excellent MD approved new well - as required - to complete the sub division. Like they always say — location, location and location .... Plus view and setting ! Please Drive by and see for yourself.....with the final BONUS being that GST is INCLUDED in the purchase price. Tremendous value as 3+/- acres in the area are selling in the \$500,000. range. Be the first to view and offer on your exciting brand new future home/life in the much sought after Priddis-Millarville setting.**

Inclusions:  
Property Listed By:

**Drilled well  
Royal LePage Solutions**

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







