



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**64144 434 Avenue, Rural Foothills County T1S 6A2**

MLS® #: **A2196751**

Area: **NONE**

Listing Date: **03/03/25**

List Price: **\$1,050,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County**  
Year Built: **1949**

Finished Floor Area  
Abv Sqft: **1,526**  
Low Sqft:  
Ttl Sqft: **1,526**

DOM

**6**  
Layout  
Beds: **4 ( 4 )**  
Baths: **1.0 (1 0)**  
Style: **Acreage with Residence,Bungalow**

Lot Information  
Lot Sz Ar: **292,723 sqft**  
Lot Shape:

Parking  
Ttl Park: **0**  
Garage Sz:

Access:  
Lot Feat: **Creek/River/Stream/Pond,Dog Run Fenced In,Garden,Gentle Sloping,Lawn,Level,Native Plants,No Neighbours Behind,Pasture,Private,Seasonal Water,Views**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Metal**  
Heating: **Forced Air**  
Sewer: **Septic Field,Septic Tank**  
Ext Feat: **Fire Pit,Garden,Private Yard**

Construction: **Stucco**  
Flooring: **Carpet,Hardwood,Vinyl Plank**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Gas Water Heater,Refrigerator,Washer,Water Purifier**  
Int Feat: **Central Vacuum,Granite Counters,Natural Woodwork,No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>3`9" x 4`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`1" x 19`10"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`8" x 17`4"</b>	<b>Mud Room</b>	<b>Main</b>	<b>3`5" x 4`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 11`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 11`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 11`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`4"</b>			

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**CRES**

**9512189**

Remarks

Pub Rmks:

**The classic farm house where you walk into the mud room - kick off your boots - and step up to a beautiful country kitchen and the coffee is always on. This terrific 6.72 acres is the home place which belonged to the historical Mounkes Ranch. A 1536 square foot, 4 bedroom, fully renovated home that certainly has the original farm house vibe while at the same time offering you the energy efficiency of triple pane windows, steel roof, and central air conditioning.. The home is tucked away behind a grove of caragana bushes that provides privacy and a hideaway to many species of birds. Gorgeous Foothills of the Rocky Mountain views surround this property that also features a little creek that runs south to the Sheep River. Along with your comfy cozy farm house the property also features a full of character red barn with loft and a purposeful workshop with a red western facade. The property easily lends itself to a great set up for horses or hobby farm with goats, sheep, rabbits, and lots of space for a productive country garden. This house has a full basement and you can tell that it's been built to last a long time. Downstairs also offers the traditional cold storage rooms for the pickling and preserves you'll be getting out of your garden. Of course location of a home is always a significant asset and this property is conveniently set between the town of Diamond Valley and it's amazing small town feel full of great coffee houses, restaurants, and other incredible retail shops and Okotoks which offers you all the amenities required. It's a lifestyle that many are looking for in this day and age. Relaxing in your big country living room full of soothing sunshine and feeling the warmth of the hardwood floors. It's full of life and all yours to enjoy.**

Inclusions:

Property Listed By:

**NA**

**Keller Williams BOLD Realty**

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











