



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**154051 183 Avenue, Priddis T1S 2S5**

MLS®#: **A2197352**

Area: **NONE**

Listing Date: **02/26/25**

List Price: **\$599,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Priddis**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**136,778 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**0**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

**Well**

Fnd/Bsmt:

Room Information

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

**Fee Simple**

Legal Desc:

**TBD**

Zoning:

**CR**

Remarks

Pub Rmks:

**Prime 3.14-Acre Parcel with Stunning Views - Minutes from the City! Here's your chance to own a 3.14-acre parcel in a highly sought-after location, just minutes**

from the city. Enjoy awesome downtown skyline and rolling hill views from your future home. Conveniently situated only 10 minutes from the Somerset/Bridlewood LRT station, 12 minutes from the Tsuut'ina Costco, and 30 minutes to downtown, this property offers the perfect balance of tranquility and accessibility. **\*\*FOR VIDEOS PLEASE CLICK ON MULTIMEDIA BELOW THE PROPERTY SUMMARY.\*\*** The land features a high-yield 10 GPM water well and is nestled on a quiet street, away from traffic and noise, with wonderful neighbors nearby. With no time restrictions to start building, you can plan your dream home at your own pace. If you're a nature lover looking for the perfect blend of city convenience and peaceful country living—this is it! Right around the corner from the Ann & Sandy Cross Conservation area. Also very close to Priddis and Bragg Creek. Don't miss this incredible opportunity!

Inclusions:

N/A

Property Listed By:

RE/MAX First

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



