



THE
A-TEAM

**RE/MAX
FIRST**

274128 320 Street #200, Rural Foothills County T0L 0J0

MLS® #: **A2198088**

Area: **NONE**

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

List Price: **\$1,089,000**

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: **1994**

Finished Floor Area
Abv Sqft: **2,059**
Low Sqft:
Ttl Sqft: **2,059**

DOM

6
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence,Bungalow**

Lot Information
Lot Sz Ar: **653,400 sqft**
Lot Shape:

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

Access:
Lot Feat: **Pasture,Private,Views,Yard Lights**
Park Feat: **Insulated,Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Field**
Ext Feat: **None**

Construction: **Composite Siding,Wood Frame**
Flooring: **Hardwood,Linoleum**
Water Source: **Well**
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,High Ceilings,Laminate Counters,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`10" x 12`4"
Living Room	Main	19`0" x 24`0"
Bedroom	Main	11`8" x 9`7"
Bedroom	Main	11`8" x 10`11"

Room	Level	Dimensions
Breakfast Nook	Main	12`10" x 9`6"
Bedroom - Primary	Main	16`10" x 16`2"
Bedroom	Main	9`6" x 11`8"
4pc Ensuite bath	Main	0`0" x 0`0"

5pc Bathroom

Main

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9813452

Zoning:

CR

Remarks

Pub Rmks:

SHOP & HOUSE on 15 Acres. This one-of-kind property near the Bow River offers endless opportunities. The 1994 bungalow features 4 bedrooms, vaulted ceilings, and a spacious open kitchen/family room with stunning views. The full basement is ready for your future development plans. The home is equipped with triple E energy-efficient windows, hardy board exterior, and a new rear deck (2023). The roof shingles were replaced in 2018. The property's MASSIVE 70' x 60' shop is a standout feature, offering power, insulation, and a lined interior. It includes four 16' x 16' overhead doors with openers, four man doors, and a base prepared for a concrete floor. Located just 30 minutes from Okotoks and South Campus Hospital, this exceptional property won't last long.

Inclusions:

None

Property Listed By:

Royal LePage Solutions

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











