



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**370165 79 Street #199, Aldersyde T0L0A0**

MLS® #: **A2204933**

Area:

Listing Date: **03/23/25**

List Price: **\$69,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Land**  
Sub Type: **Recreational**  
City/Town: **Aldersyde**  
Year Built: **0**  
Lot Information  
Lot Sz Ar: **2,304 sqft**  
Lot Shape: **37 x 69**

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

DOM

**11**  
Layout  
Beds: **0**  
Baths: **0.0 (0 0)**  
Style:

Parking

Ttl Park: **0**  
Garage Sz:

Access: **Paved Road**  
Lot Feat: **Gazebo,Lawn,Sloped**  
Park Feat:

Utilities and Features

Roof:  
Heating:  
Sewer: **Other**  
Ext Feat: **RV Hookup**

Construction:  
Flooring:  
Water Source: **Public**  
Fnd/Bsmt:

Kitchen Appl:  
Int Feat:  
Utilities: **Electricity Available,Sewer Available,Underground Utilities,Water Available**

Room Information

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

Condo Fee:  
**\$250**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**2**

Legal Desc: **0311515**

Remarks

Pub Rmks: **Situated across from the River lots Easy access to the River. Lot Size is 37 ft wide by 69 ft long. This is a seasonal RV Park Open April 1 to October 31 yearly. This lot has a paved parking pad in front and then a gravel pad for the RV to sit on. There is a raised deck (12' x 16') built 2023 A 10' x 12 ' Gazebo with wooden deck built in 2023, 9 x 8 Shed included.. Country Lane Estates is a gated community and you can live here up to 7 months of the year. The water is turned on for the season when the ground thaws and the water is turned off before it freezes. It is a self-managed condo that is very involved in the community and there are lots of activities to get involved in throughout the week They have an office that is open during the week Condo fees are \$250 mo. but . As of approximately June the lots will be metered for power and will be bill accordingly. the condo fees will be reduced to approximately \$185.00 per month There is a clubhouse that has laundry facilities, gym, library, games room with a pool table, poker / games room, and an rec room. There is a pool and a hot tub . There is a playground on site for the kids. Close to highway 2 and 2A so getting to Okotoks High River is easy. As of June there will be power meters installed on each lot and the power will be billed monthly and power will not be included in the condo fees. Condo fees are \$250.00 per month until the power meters are installed and will then be \$185.00 per month The 2022 Keystone trailer 243RN could be purchased separately for \$30,000.00**

Inclusions:  
Property Listed By: **Deck, Shed, Gazebo, 2 Owner FOBS  
Stonemere Real Estate Solutions**

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



