



THE
A-TEAM

**RE/MAX
FIRST**

48086 295 Avenue, De Winton T0L 0X0

MLS®#: **A2205407**

Area: **NONE**

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

List Price: **\$577,500**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

De Winton

Year Built:

0

Lot Information

Lot Sz Ar:

95,396 sqft

Lot Shape:

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:

Accessible to Major Traffic Route,Direct Access,Paved Road

Lot Feat:

Backs on to Park/Green Space,Rectangular Lot,Views

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Private,Well

Fnd/Bsmt:

Electricity at Lot Line,Natural Gas at Lot Line,Phone At Lot Line

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Title: **Fee Simple**
Legal Desc: **2412369**

Zoning: **C-RA**

Remarks

Pub Rmks: **Imagine owning a 2.19-acre piece of paradise nestled in the serene community of Deer Creek Heights, just south of De Winton. This remarkable country residential lot offers the best of both worlds with sweeping, unobstructed views of the vibrant city of Calgary to the north and the majestic Rocky Mountains to the west. The gently sloping terrain provides a perfect canvas to design and build your dream home, where every window could frame breathtaking vistas. Whether you envision mornings bathed in soft sunlight over the prairies or evenings savoring the alpenglow on the peaks, this property delivers an idyllic backdrop for your country lifestyle.**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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

