ROBERT HART MOORE GRASSROOTS REALTY GROUP

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306220 17 Street E Rural Foothills County, Alberta

MLS # A2186837



\$3,176,000

Division: Rural Foothills County Type: Residential/Manufactured House Style: Acreage with Residence, Mobile Home Size: 1,040 sq.ft. Age: 1960 (65 yrs old) Beds: 1 Baths: 1 Garage: Triple Garage Detached Lot Size: 72.20 Acres Lot Feat: Farm							
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Size: 1,040 sq.ft. Age: 1960 (65 yrs old) Beds: 1 Baths: 1 Garage: Triple Garage Detached Lot Size: 72.20 Acres	Туре:	Residential/Manufactured House					
Beds: 1 Baths: 1 Garage: Triple Garage Detached Lot Size: 72.20 Acres	Style:	Acreage with Residence, Mobile Home					
Garage: Triple Garage Detached Lot Size: 72.20 Acres	Size:	1,040 sq.ft.	Age:	1960 (65 yrs old)			
Lot Size: 72.20 Acres	Beds:	1	Baths:	1			
	Garage:	Triple Garage D	Detached				
Lot Feat: Farm	Lot Size:	72.20 Acres					
	Lot Feat:	Farm					

Floors:HardwoodSewer:OtherRoof:AsphaltCondo Fee:-Basement:Finished, FullLLD:9-21-29-W4	Heating:	Mid Efficiency	Water:	See Remarks
Basement: Finished, Full LLD: 9-21-29-W4	Floors:	Hardwood	Sewer:	Other
, morece, r em	Roof:	Asphalt	Condo Fee:	-
	Basement:	Finished, Full	LLD:	9-21-29-W4
Exterior: Wood Frame Zoning: A	Exterior:	Wood Frame	Zoning:	A
Foundation: Poured Concrete Utilities: See Remarks	Foundation:	Poured Concrete	Utilities:	See Remarks

Features: See Remarks

Inclusions: N/A

Prime Development Land: 72.2 ± acres located just north of Okotoks, ideal for commercial development. Convenient access with 17 Street in place, facilitating future commercial projects. Elevated land from West to East providing exceptional views. Potential to subdivide the west portion for commercial use. Property sold 'as is-where is'. Existing tenants in both dwellings can stay during development planning or opt for vacant possession. *Pasture with an optional hay agreement that can continue post-sale.