

780-832-5880

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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					

Floors:HardwoodSewer:OtherRoof:AsphaltCondo Fee:-Basement:FullLLD:9-21-29-W4Exterior:Wood FrameZoning:AFoundation:Poured ConcreteUtilities:See Remarks	Heating:	Mid Efficiency	Water:	See Remarks
Basement: Full LLD: 9-21-29-W4 Exterior: Wood Frame Zoning: A	Floors:	Hardwood	Sewer:	Other
Exterior: Wood Frame Zoning: A	Roof:	Asphalt	Condo Fee:	-
	Basement:	Full	LLD:	9-21-29-W4
Foundation: Poured Concrete Utilities: See Remarks	Exterior:	Wood Frame	Zoning:	A
	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.