$3,176,000 - 306220 17 Street E, Rural Foothills County

MLS® #A2186837

$3,176,000
1 Bedroom, 1.00 Bathroom, 1,040 sqft
Residential on 72.20 Acres

N/A, Rural Foothills County, Alberta

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 â€˜as is-where isâ€™. 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.

Built in 1960

Essential Information

MLS® #	A2186837
Price	$3,176,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,040
Acres	72.20
Year Built	1960
Type	Residential

Sub-Type	Detached
Style	Mobile, Acreage with Residence
Status	Active

Community Information

Address	306220 17 Street E
Subdivision	N/A
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

Amenities

Utilities	See Remarks
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	See Remarks
Appliances	None
Heating	Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Farm
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 17th, 2025
Days on Market	148
Zoning	A

Listing Details

| Listing Office | MaxWell Canyon Creek |