\$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 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.

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 Acreage with Residence, Mobile

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 287
Zoning A

Listing Details

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.