

\$650,000 - 113010 2453 Drive E, Rural Foothills County

MLS® #A2095622

\$650,000

4 Bedroom, 1.00 Bathroom, 1,140 sqft

Residential on 4.50 Acres

Alder Heights, Rural Foothills County, Alberta

4.5 Acres with a "Magnificent panoramic mountain vista" ! So close to amenities and services in High River or Okotoks. It is close to High River and groceries have been delivered to this acreage when required. A terrific location to quickly go to town for restaurants and school events. Entering the property from the municipal paved road, there are lovely spruce trees along the driveway. From the large front deck you can enjoy the unobstructive wonderful mountain range. Also from the living room and Master bedroom the mountain views are outstanding! Five bedrooms or as this Seller uses one for an office with 4 bedrooms. A spacious dining and large kitchen, has space to hold an island, a chef delight! The walkout is ready for your ideas of finishing. Two bedrooms are used in the lower level now and the laundry is as well. The rest of the lower walk out level is ready for your ideas; complete with a roughed in bathroom! The furnace was new in 2008, the hot water tank was new in 2015. New windows across the east side in the past couple of years. There is lots of space for horses & horse barn and/or build your large shop here too. Septic and well were placed in 2008, well is reported to have pumped during the test at 13 gpm and reported as 8 gpm. Perimeter fencing and lots of trees have been planted and looks great! The neighbourhood is terrific, an area of nice people in Alder Heights. The Alder Heights community is a good organization that gets everyone together yearly for a picnic and



you can join in for the fun any time at the Community reserve down 466 Ave East! At the reserve there are things to do riding your horse, a picnic building and play area. The Community Secretary is wonderful sending notices by email if there is a pet lost, someone has something to sell or lend and up coming events! Just like a neighbourhood watch! A cozy home, a wonderful place to raise a FAMILY! Roof shingles replaced in 2022, hot water tank replaced in 2015, completed inside painting 2023, siding 2018, windows replaced in 2023, trim painted in 2023, furnace was cleaned and septic regularly. Easy to show, must book with Agent. A bright home, full of natural light. internet is good, vendor has worked from home.

Built in 1955

Essential Information

MLS® #	A2095622
Price	\$650,000
Sold Price	\$650,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,140
Acres	4.50
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	113010 2453 Drive E
Subdivision	Alder Heights
City	Rural Foothills County
County	Foothills County

Province	Alberta
Postal Code	T1V 1N3

Amenities

Parking Spaces	20
Parking	Driveway, Driveway, Gravel Driveway, None, Off Street, Outside, Parking Pad, RV Access/Parking

Interior

Interior Features	Bathroom Rough-in
Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Mid Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partially Finished, Walk-Out

Exterior

Exterior Features	Garden, Other
Lot Description	Cleared, Cul-De-Sac, Few Trees, Front Yard, Garden, Irregular Lot, Pasture, See Remarks, Treed
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	November 30th, 2023
Date Sold	April 12th, 2024
Days on Market	132
Zoning	Country residential
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LANDAN REAL ESTATE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.