

# \$600,000 - 160118 Highway 23, Rural Foothills County

MLS® #A2096218

**\$600,000**

4 Bedroom, 1.00 Bathroom, 1,157 sqft

Residential on 16.93 Acres

NONE, Rural Foothills County, Alberta

Unlock the potential of this charming home situated on almost 17 sprawling acres with Mountain Views! This unique property is conveniently located 5 minutes East of High River (on paved roads), offering the perfect balance of peaceful country living and city convenience. Featuring a large living room, two bedrooms, laundry/mud room, kitchen and a four piece bathroom upstairs, this house provides a cozy sanctuary away from the world. In addition, framing has been started in the basement, making it ripe for further development and customising it to your liking. Though renovations are needed, the possibilities for transforming this place into your dream home are truly endless. With ample space to expand, this is a golden opportunity to invest and create something special. Explore the promise of this property today!

5 minute drive to High River (Including Tim Hortons, No Frills, Gas, McDonald's, Dollar Store, and so much more.)

10 minutes to the High River Hospital, 26 minutes to the Calgary Seton Hospital

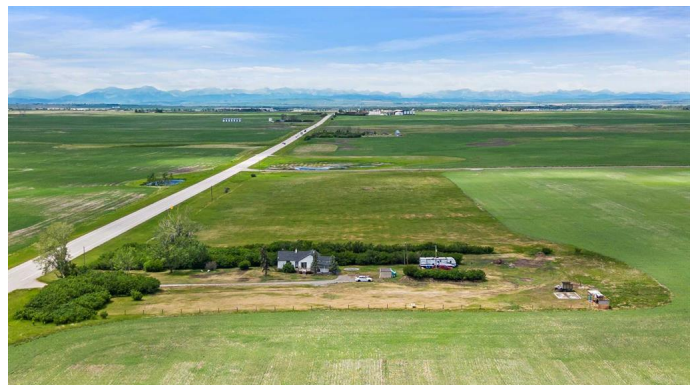
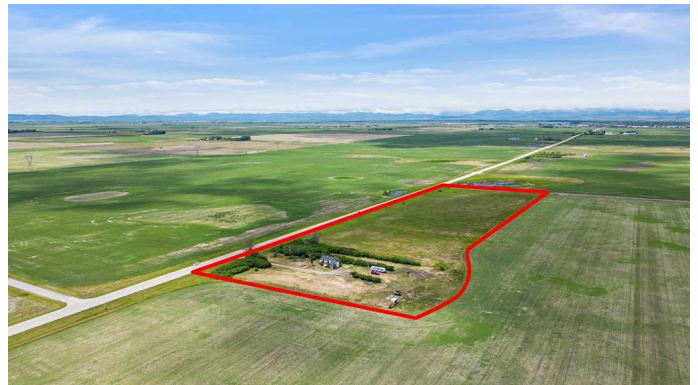
Built in 1950

## Essential Information

MLS® # A2096218

Price \$600,000

Sold Price \$600,000



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 4                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,157                            |
| Acres          | 16.93                            |
| Year Built     | 1950                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Sold                             |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 160118 Highway 23      |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L0B0                 |

### **Amenities**

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### **Interior**

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | See Remarks                   |
| Appliances        | Dryer, Electric Stove, Washer |
| Heating           | Forced Air, Natural Gas       |
| Cooling           | None                          |
| Fireplace         | Yes                           |
| # of Fireplaces   | 1                             |
| Fireplaces        | Family Room, Wood Burning     |
| Has Basement      | Yes                           |
| Basement          | Full, Partially Finished      |

### **Exterior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Entrance, Private Yard |
| Lot Description   | Corner Lot                                       |
| Roof              | Asphalt Shingle                                  |
| Construction      | Concrete, Stucco, Wood Frame                     |
| Foundation        | Poured Concrete                                  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 2nd, 2023 |
| Date Sold      | March 19th, 2024   |
| Days on Market | 108                |
| Zoning         | CR                 |
| HOA Fees       | 0.00               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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