

\$1,350,000 - 161192 450 Avenue W, Rural Foothills County

MLS® #A2104096

\$1,350,000

0 Bedroom, 0.00 Bathroom,
Land on 80.00 Acres

NONE, Rural Foothills County, Alberta

Your slice of paradise is waiting just minutes south of Diamond Valley! Build your dream home on 80 acres of sprawling land with majestic mountain views! A spacious 60 x 64 shop, meticulously crafted with attention to detail and quality, is already there for you. It features a heated 40x64 side, perfect for all-season projects, and a convenient unheated 20x64 side for versatile use. With R20 walls and an R60 ceilings on both sides, this structure is built to endure and provide exceptional comfort. The heated side has two 14x18 overhead doors on either end, a full 3 piece bathroom, and hot and cold water access on the west side for future use. The 12,000 pound car hoist is negotiable. The other shop side has an additional 14x14 overhead door and is currently used for farming equipment storage. Your journey to this property is as private as it gets, with a dedicated drive and two cattle guards ensuring exclusivity and tranquility. Fully fenced, this land offers both peace of mind and boundless potential for development, farming, or cattle. The land currently has approximately 50 acres of crop land and 10 acres of pasture by the dugout on the NE corner. The well is excellent at 7gpm. There is so many possibilities for this property at an incredible location!



Essential Information

MLS® #	A2104096
Price	\$1,350,000
Sold Price	\$1,250,000
Bathrooms	0.00
Acres	80.00
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	161192 450 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1H0

Exterior

Lot Description	Few Trees, Level, Pasture, Views
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Additional Information

Date Listed	January 28th, 2024
Date Sold	March 8th, 2024
Days on Market	40
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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