

\$328,800 - 100, 306101 43 Street E, Rural Foothills County

MLS® #A2107989

\$328,800

0 Bedroom, 0.00 Bathroom,
Land on 2.99 Acres

NONE, Rural Foothills County, Alberta

This is where you find the perfect balance of living in the country and conveniently close to Calgary. This 2.99 acre parcel of land has plenty of opportunity to build your dream house! Whenever you are ready, bring your own custom home builder, as currently there is no building commitment or restrictions from the Seller. No restrictive covenant on this lot. You will enjoy this lovely open parcel of land with a treed area allowing for privacy, a gentle upward slope from the road and terrific row of spruce trees along the east. A water well exists on the property. The water Well Drilling Report is provided in supplements. The school bus picks up at the entrance of the property. The Power and gas running close to the boundary of the lot. Great location, only 3 miles North of Okotoks, 15 minutes to Calgary.

Shopping, services and schools, public, catholic, French immersion and private are with in 3-4 miles. **BUY TO BUILD IMMEDIATELY OR KEEP FOR AN INVESTMENT!**



Essential Information

MLS® #	A2107989
Price	\$328,800
Sold Price	\$320,000
Bathrooms	0.00

Acres	2.99
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	100, 306101 43 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S1B1

Exterior

Lot Description	Cul-De-Sac, Few Trees, Lawn, Gentle Sloping, Native Plants, Open Lot
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Additional Information

Date Listed	February 15th, 2024
Date Sold	March 15th, 2024
Days on Market	29
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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