

# \$425,000 - 48235 365 Avenue E, Rural Foothills County

MLS® #A2125044

**\$425,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.30 Acres

NONE, Rural Foothills County, Alberta

This 3.3 Acre bare land parcel is located 5 mins East of Okotoks and ready to build your dream home on. Zoned County Residential per MD Foothills. The property is fenced with utilities at the property line. Current taxes \$48yr (agricultural use). Minimal covenants, no requirement/timeline to build. Mountain views to the west. Gentle east-west slope, potential for walkout. Currently has large 60'x80' garden with solar-powered irrigation system installed. Good well, producing 7.5 GPM, proven by daily garden watering throughout the summer months. Current owners willing to show new owners how the irrigation system works if you plan to use it. Located at the SW corner of 365ave E & 64 Street E (two sign at property). 5 min drive to Okotoks and lots of neighboring Estate homes.



## Essential Information

|            |                  |
|------------|------------------|
| MLS® #     | A2125044         |
| Price      | \$425,000        |
| Sold Price | \$400,000        |
| Bathrooms  | 0.00             |
| Acres      | 3.30             |
| Type       | Land             |
| Sub-Type   | Residential Land |
| Status     | Sold             |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 48235 365 Avenue E     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 5W8                |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Utilities | Electricity at Lot Line, Natural Gas at Lot Line |
|-----------|--------------------------------------------------|

### Exterior

|                 |             |
|-----------------|-------------|
| Lot Description | See Remarks |
|-----------------|-------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2024 |
| Date Sold      | May 31st, 2024   |
| Days on Market | 39               |
| Zoning         | CR               |
| HOA Fees       | 0.00             |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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