

\$799,888 - 216027 562 Avenue E, Rural Foothills County

MLS® #A2139593

\$799,888

3 Bedroom, 2.00 Bathroom, 1,119 sqft

Residential on 21.50 Acres

NONE, Rural Foothills County, Alberta

BESIDE FRANK LAKE! OVER 4000 SQFT STEEL & IRON SHOP- current 2 phase power/potential 3 phase- OVER 21 ACRES IN THE MD OF FOOTHILLS! COUNTRY CHARMER! Here is a perfect home for nature lovers and birdwatchers. From the MOUNTAIN VIEWS to the natural surrounding wetland you will enjoy your private paradise- ONE OF THE QUIETEST LOCATIONS. This is a GEM is 21.5 ACRES- hard to find these days in the MD of Foothills! Situated next to Ducks Unlimited sanctuary (Bird watchers paradise). Caragana's surround the yard for a privacy. This 21.5 acre parcel is well maintained acreage (no limit to the amount of buildings the Buyer can add). Bungalow boasts newer windows, reverse osmosis, jetted tub, finished basement with cold room, metal roof. The lot and home have EXPANSIVE mountain views! Acreage is fenced, shelters skidded, chicken coup (power for heat lamps), duck coup. Steel shop with power, water, gas, hot water furnace, insulated area with furnace (2018), hot water tank (2018), mezzanine, LED lighting in shop, two large sliding entry doors (either end), garden shed, large double concrete pad (28x34) for future garage, BOILER SHED that could heat shop and house- ROUGHED IN TOO BOTH- EXCELLENT FOR BACK UP, field seeded with approximately 13 acres of timothy hay- great for your horses, 3 fenced paddocks (water line near paddocks-heated), gardens, green house, dog run, firepit area- This is an acreage filled with country charm!



Just east of High River! WATER is PLENTIFUL and RUNNING at 7GPM. (It could be increased if you upped the HP.) HORSES, BIRDWATCHING, DUCK COUP, CHICKEN COUP, STORAGE SHED, HORSE SHELTERS, PADDOCKS, SUMP PUMP, WATER GOOD, ROOF GREAT, SOLID OLDER home, SEPTIC tank runs to a leach field then septic field, PAVED parking pad with power just add a garage!! THIS IS A STEAL of a deal!! So Bring your animals and your tools!

Built in 1964

Essential Information

MLS® #	A2139593
Price	\$799,888
Sold Price	\$795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	21.50
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	216027 562 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L0J0

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed
-----------	---

	Internet Available, Phone Available, Underground Utilities, Water Available
Parking	Gravel Driveway, Parking Pad, Workshop in Garage

Interior

Interior Features	Central Vacuum, Jetted Tub, Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Freezer, Gas Oven, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Dog Run, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Brush, Cul-De-Sac, Dog Run Fenced In, Environmental Reserve, Lawn, Garden, No Neighbours Behind, Many Trees, Private, Secluded, Views
Roof	Metal
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	June 8th, 2024
Date Sold	July 2nd, 2024
Days on Market	23
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

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.