

\$725,000 - 118040 2453 Drive E, Rural Foothills County

MLS® #A2142246

\$725,000

4 Bedroom, 2.00 Bathroom, 1,438 sqft

Residential on 15.24 Acres

NONE, Rural Foothills County, Alberta

Opportunity Knocks! Conveniently located mere minutes North East of High River in the Alder Heights community, sits this well priced acreage on a large 15.24-acre parcel that offers a TON of potential. This family style home boasts 3 bedrooms on the main level, 1 non-compliant bedroom on the lower level, 2 bathrooms, high efficiency furnace, and a MASSIVE deck facing the backyard. There are so many great features about the rest of this property! Features like the 25' x 21' Double Detached garage with 2 overhead doors, 20' x 30' barn sliding doors leading to pasture, LOTS of tall mature trees, stock shelters, an auto stock waterer, and more. One key benefit of this property is the excellent and very useful 30' x 46' shop with 2 overhead doors, 10' overhead radiant heater, small office area, covered storage, 220-volt wiring, tin metal roof, built-in workbenches, and concrete floors. Commuting is no worry here! Less than a 20-minute drive to High River, Okotoks, Aldersyde, Cayley and South Calgary! A couple of additional improvements made on the property since the purchase is a new septic tank & field in 2013 and a new deck in 2013. As the price would indicate, this 1437 square foot home on a full poured concrete foundation needs some work and attention, but the opportunity is undeniable. If this is what you're looking for, don't blink because you just might miss it!



Built in 1976

Essential Information

MLS® #	A2142246
Price	\$725,000
Sold Price	\$740,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,438
Acres	15.24
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	118040 2453 Drive E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V1N3

Amenities

Parking Spaces	10
Parking	Additional Parking, Double Garage Detached, Garage Faces Front, Gravel Driveway, See Remarks, Workshop in Garage

Interior

Interior Features	Built-in Features, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Yard, Lawn, Gentle Sloping, Irregular Lot, Many Trees, Pasture,
Private, See Remarks
Roof Asphalt Shingle
Construction Composite Siding, Stone, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 18th, 2024
Date Sold June 26th, 2024
Days on Market 8
Zoning CR
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Southern Realty

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