

\$999,900 - 466092 120 Street E, Rural Foothills County

MLS® #A2177853

\$999,900

4 Bedroom, 2.00 Bathroom, 969 sqft

Residential on 7.60 Acres

Alder Heights, Rural Foothills County, Alberta

This unique acreage is definitely for the discriminating buyer who needs a shop and wants to diversify! With lots of room to spread out on 7.6 acres and in a great location-halfway between Aldersyde and High River, this acreage offers so many opportunities to diversify and grow! This bungalow has undergone numerous renovations in 2006 including the drywall, high efficiency furnace, electrical, plumbing, kitchen cabinets, a rubberized roof with 50 year expectancy, elastomeric coating over the exterior stucco, R50 attic insulation, interior walls with Safe and Sound insulation, newer vinyl windows, solid wood doors and the basement was just redone in 2023 including a wood burning stove which has passed the WETT inspection. The 4,800 sqft shop was constructed by Remuda in 2021 and boasts two 14'x12' overhead doors, two 10'x10' overhead doors, two 36" man doors, 4" concrete floors with an area that has 6" concrete floors for a 4 post hoist, radiant heaters with 3 additional future access points to gas, partial electrical, a floor drain between the two 10' doors and roughed in plumbing for drainage. There's also the luxury of a 960 sqft lean too on the south side and large concrete aprons in front of all the doors which are large enough for full sized trucks. Improvements to this acreage in 2023 include a cistern with an internal pressure pump, new 1,000 gallon septic tank, new electric stove and in 2024 a new pump was installed in the well. The yard



is completely fenced with 5.25"x8" posts and rails or barbed wire, also comes with an enlarged dugout, a 16'X28' deck with the ease of a ramp attached, two firepit areas, an octagon shaped gazebo and lots of Saskatoon and chokecherry bushes on the yard. The 10 acres to the east has just been approved by the Foothills County and is available for purchase as well. This unique acreage has so much to offer and is DEFINITELY worth your time to come and check out!

Built in 1973

Essential Information

MLS® #	A2177853
Price	\$999,900
Sold Price	\$1,045,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	7.60
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	466092 120 Street E
Subdivision	Alder Heights
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V 1N3

Amenities

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Built-In Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 22nd, 2024
Days on Market	14
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete 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.