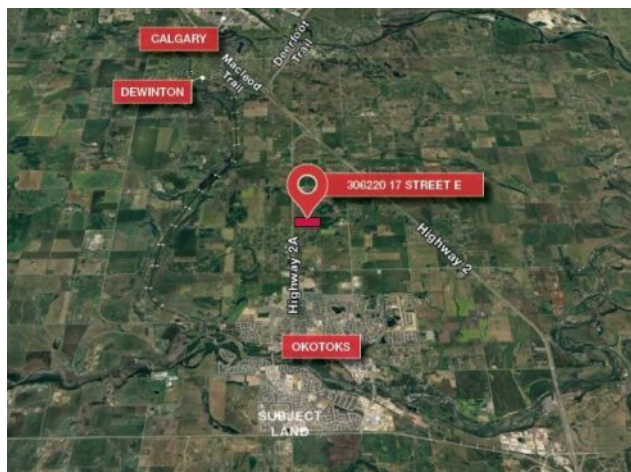


306220 17 Street E
Rural Foothills County, Alberta

MLS # A2186837

\$3,176,000



Division:	Rural Foothills County		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home		
Size:	1,040 sq.ft.	Age:	1960 (65 yrs old)
Beds:	1	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	72.20 Acres		
Lot Feat:	Farm		

Heating:	Mid Efficiency	Water:	See Remarks
Floors:	Hardwood	Sewer:	Other
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	9-21-29-W4
Exterior:	Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	See Remarks
Features:	See Remarks		

Inclusions: N/A

Prime Development Land: 72.2 ± acres located just north of Okotoks, ideal for commercial development. Convenient access with 17 Street in place, facilitating future commercial projects. Elevated land from West to East providing exceptional views. Potential to subdivide the west portion for commercial use. Property sold ‘as is-where is’. Existing tenants in both dwellings can stay during development planning or opt for vacant possession. *Pasture with an optional hay agreement that can continue post-sale.