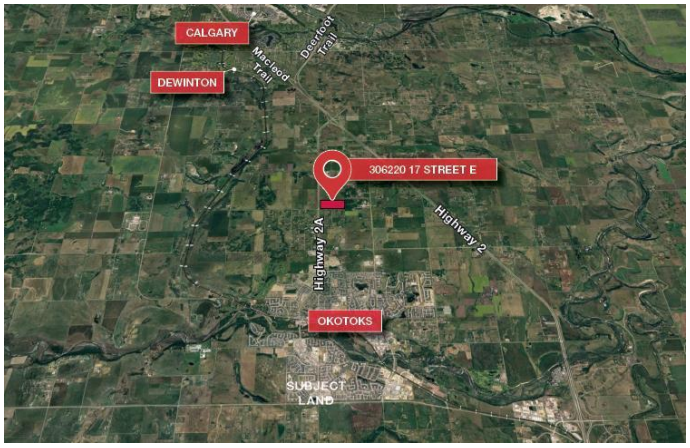
# $3,176,000 - 306220 17 Street E, Rural Foothills County

MLS® #A2186837

**$3,176,000**
1 Bedroom, 1.00 Bathroom, 1,040 sqft
Residential on 72.20 Acres




N/A, Rural Foothills County, Alberta

Prime Development Land: 72.2 Â± 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 â€˜as is-where isâ€™. 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.

Built in 1960

## Essential Information

| | |
|---|---|
| MLS® # | A2186837 |
| Price | $3,176,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,040 |
| Acres | 72.20 |
| Year Built | 1960 |
| Type | Residential |

| | |
|---|---|
| Sub-Type | Detached |
| Style | Acreage with Residence, Mobile |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 306220 17 Street E |
| Subdivision | N/A |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T0L 0X0 |

## Amenities

| | |
|---|---|
| Utilities | See Remarks |
| Parking | Triple Garage Detached |
| # of Garages | 3 |

## Interior

| | |
|---|---|
| Interior Features | See Remarks |
| Appliances | None |
| Heating | Mid  Efficiency |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Other |
| Lot Description | Farm |
| Roof | Asphalt |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | January 17th, 2025 |
| Days on Market | 194 |
| Zoning | A |

## Listing Details

| | |
|---|---|
| Listing Office | MaxWell Canyon Creek |

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