

# \$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 "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.

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	216
Zoning	A

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.