# 144133 530 Avenue Rural Foothills County Alberta

$2,699,990

Discover a stunning panoramic mountain view at this exceptional property, located just 12 minutes south of Diamond Valley. Spanning 155 acres in a prime location, this parcel includes a double modular home with a basement, a recently built high-quality 160' x 60' steel Quonset, and a spacious heated workshop. The property is primarily zoned for agricultural use, with approximately 2.5 acres designated for commercial purposes. While the residence requires some investment, it promises a leisurely, country-style lifestyle in a private setting, yet conveniently close to all amenities. The bungalow offers approximately 1,900 sq. ft. of living space above grade, featuring 5 bedrooms (4 upstairs and 1 downstairs), 1 en-suite bathroom, 1 four-piece bathroom, and 2 half baths. Enjoy breathtaking panoramic views from the house, with no visible wetlands except for a small area in one corner of the property. The land generates nominal income from local farming and an additional $8,000 per year from oil surface lease income. The topography is favorable, with gently rolling features, and the property is gated and mostly fenced. Please leave offers open 3-4 weeks. The property is being sold on an "as is, where is' basis pursuant to a Court supervised sales process. Lastly, there is no RPR. Please reach out for more information on the excellent opportunity or to book a showing. (id:6769)

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| Family room 22.08 Ft x 13.33 Ft | 4pc Bathroom 8.00 Ft x 6.00 Ft |
| Bedroom 10.50 Ft x 8.75 Ft | Bedroom 10.17 Ft x 9.42 Ft |
| Living room 30.17 Ft x 31.50 Ft | Bedroom 10.00 Ft x 8.08 Ft |
| Kitchen 12.50 Ft x 10.67 Ft | Bedroom 11.33 Ft x 11.83 Ft |
| Primary Bedroom 12.33 Ft x 10.33 Ft | 4pc Bathroom 8.00 Ft x 6.00 Ft |
| Foyer 10.17 Ft x 11.58 Ft | |

Listing Presented By:



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