



466092 120 Street Rural Foothills County Alberta

\$999,900

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 w...

Family room 12.75 Ft x 35.83 Ft

Bedroom 10.67 Ft x 12.33 Ft

Furnace 12.67 Ft x 20.83 Ft

3pc Bathroom Measurements not available

Living room 13.67 Ft x 16.00 Ft

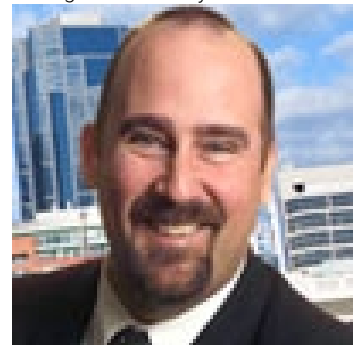
Primary Bedroom 10.58 Ft x 12.42 Ft

Bedroom 11.33 Ft x 8.00 Ft

Bedroom 11.33 Ft x 10.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Other 11.58 Ft x 15.58 Ft

4pc Bathroom Measurements not available