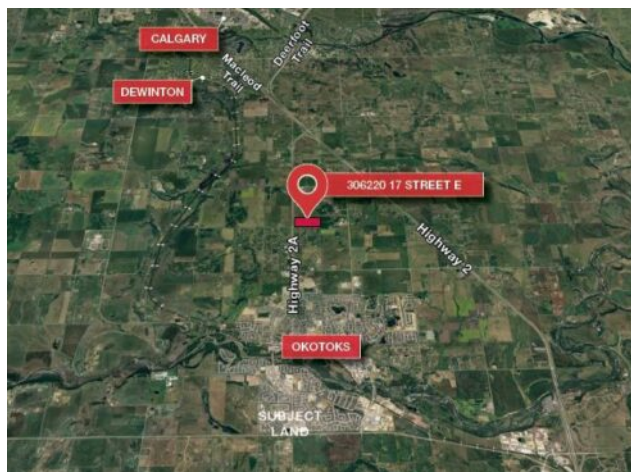


**306220 17 Street E**  
**Rural Foothills County, Alberta**

**MLS # A2186837**



**\$3,176,000**

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

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

**Inclusions:** N/A

Prime Development Land: 72.2 &plusmn; 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 &lsquo;as is-where is&rsquo;. 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.