

# \$499,000 - 5086 283 Ave .w. Avenue W, Rural Foothills County

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MLS® #A2243459

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.68 Acres

NONE, Rural Foothills County, Alberta

Build your rural dream home in the quiet cul-de-sac of PEAKS VIEW ESTATES. Enjoy the gentle southwest slope of this lot with walkout potential and a fabulous mountain view. The lots in this subdivision are subject to a restrictive covenant in order to preserve the value and enjoyment of all the properties.

There is natural gas and electricity to the property line as well as a tested well with a flow rate of almost 2 gallons per minute.

**DIRECTIONS FROM CALGARY:** Go south on Macleod Trail and turn right (west) at the sign to De Winton (Hwy 552);(242 Ave W) then turn immediately left (south) on 16 St. W; travel to 286 Ave. S and turn left (east); travel to 10 St. and turn left (north) to the lot.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2243459         |
| Price     | \$499,000        |
| Bathrooms | 0.00             |
| Acres     | 3.68             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5086 283 Ave .w. Avenue W |
| Subdivision | NONE                      |

|             |                        |
|-------------|------------------------|
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L 0X0                |

### **Amenities**

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | None                                             |
| Utilities | Electricity at Lot Line, Natural Gas at Lot Line |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Gentle Sloping, Pasture, See Remarks |

### **School Information**

|          |                                  |
|----------|----------------------------------|
| District | Foothills School Division No. 38 |
|----------|----------------------------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 12              |
| Zoning         | CRA             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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