

# \$1,095,000 - 2193 434 Avenue E, Rural Foothills County

MLS® #A2254190

**\$1,095,000**

3 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 5.08 Acres

NONE, Rural Foothills County, Alberta

Private acreage surrounded by loads of mature trees with an appealing Bi Level with various upgrades, 3 car heated garage, a heated shop and very quick access to Okotoks (just 5km/8 min). This 5.08 acre acreage provides an atmosphere of serenity and sense of escape, but still so close to the many amenities in Okotoks just minutes away. The 29 ft. x 39 ft. bright shop, ideal for home business or a mechanics dream, is insulated & heated with 12 ft. ceilings, separate 100 amp service, 14 ft. X 12 ft. shop door, new infrared gas heaters, separate office with heater, telephone and Cat 5 computer connections, separate gas line and 6 inch concrete floor. If you have pets, there is approximately a half acre of fenced yard. The property also has underground sprinklers, a 12 x 10 pergola with deck for outdoor meals or entertaining and a gated entrance for security, paved driveway (resealed twice) and a storage shed next to the shop. There is also a 20 ft. x 28 ft. storage building on the property. Surrounded by a large farmer's field provides additional privacy, so virtually no neighbours adjacent to property. This fully developed home has a lovely, inviting country kitchen with massive granite island, gas stove and open to a bright family room with free standing wood burning stove. The main floor also has a living and dining room and primary bedroom with 5-piece en suite that has heated floor and heated towel rack and a walk in closet. The lower level has 2 bedrooms, one with a walk-in closet,



den, a spacious rec room with gas fireplace and 4-piece bath. The 3-car garage has a single bay and double bay with infrared gas heaters. This home also has air conditioning.

Built in 1973

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2254190                         |
| Price          | \$1,095,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,246                            |
| Acres          | 5.08                             |
| Year Built     | 1973                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2193 434 Avenue E      |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 1A1                |

**Amenities**

|                |                                                                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Paid For, Heating Paid For, Phone Paid For, Water Paid For                                                                                                        |
| Parking Spaces | 6                                                                                                                                                                             |
| Parking        | Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Paved, Triple Garage Attached, Electric Gate, Workshop in Garage |
| # of Garages   | 3                                                                                                                                                                             |

**Interior**

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Tankless Hot Water                                                                                                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater, Water Conditioner |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                                                             |
| Fireplaces        | Basement, Gas, Mantle, Kitchen, Wood Burning Stove                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                                                |

## Exterior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Dog Run, Garden, Private Entrance, Private Yard                                                                                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, Treed, Underground Sprinklers, Secluded, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                                                                                                                  |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                                                                         |
| Foundation        | Poured Concrete                                                                                                                                                                                                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 12                  |
| Zoning         | CR                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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