

\$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	14
Zoning	CR

Listing Details

Listing Office	Royal LePage Solutions
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