

# \$1,195,000 - 2193 434 Avenue E, Rural Foothills County

MLS® #A2230650

**\$1,195,000**

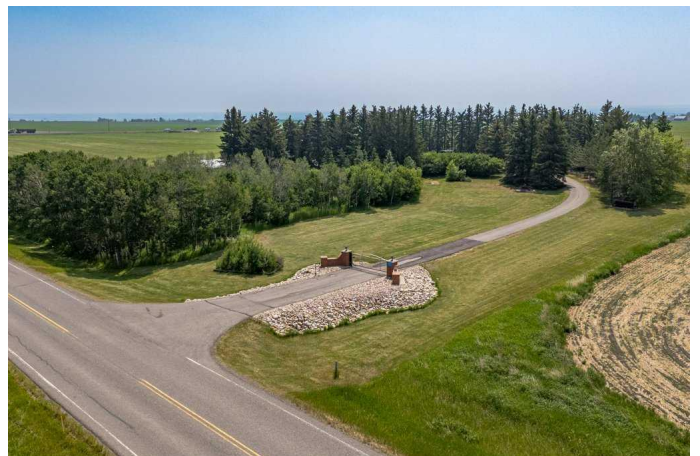
3 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 5.08 Acres

NONE, Rural Foothills County, Alberta

OPEN HOUSE SUNDAY AUGUST 3, 2025  
2PM - 4PM. Private acreage surrounded by mature evergreen trees with a well-kept Bi Level, 3 car heated garage, a heated shop and very quick access to Okotoks (just 5km/8 min). This 5-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 x 39 ft. shop is insulated & heated with 12 ft. ceilings and small office. If you have pets, there is approximately a half acre of fenced yard. The property also has underground sprinklers, a pergola for outdoor meals or entertaining and a gated entrance for security, paved driveway and a storage shed next to the shop. There is also a 20 x 28 storage building on the property. Surrounded by a large farmer's field provides additional privacy, so virtually no neighbours adjacent to property. The well kept fully developed home has a lovely 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 ensuite 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. This home also has air conditioning.

Built in 1973



## Essential Information

MLS® #	A2230650
Price	\$1,195,000
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	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, Wood Burning Stove, Kitchen
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	June 16th, 2025
Days on Market	51
Zoning	CR

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.