



GRASSROOTS
REALTY GROUP

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48143 Coal Trail W
Rural Foothills County, Alberta

MLS # A2274038



\$1,300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	2,103 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	148.00 Acres		
Lot Feat:	Other		

Heating:	See Remarks	Water:	Other
Floors:	Other	Sewer:	Other
Roof:	Other	Condo Fee:	-
Basement:	Other	LLD:	33-18-1-W5
Exterior:	Wood Frame	Zoning:	A
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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A short drive west of High River, this impressive 148-acre property along Coal Trail offers sweeping panoramic mountain views. With over 145 acres of highly productive land in a prime location, it's an excellent opportunity for anyone looking to expand their land base or establish a new yard site. The property includes a 2,100 sq. ft. double-wide mobile home, a 22' x 24' detached garage, a 34' x 47' workshop, a 78' x 40' Quonset, and a barn — providing plenty of functional space for a variety of uses. Please do not enter the property. PROPERTY IS SOLD "AS IS, WHERE IS"; NO WARRANTIES OR REPRESENTATIONS.