

# \$174,900 - 195, 370165 79 Street E, Rural Foothills County

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MLS® #A2220725

**\$174,900**

1 Bedroom, 1.00 Bathroom, 484 sqft  
Residential on 0.10 Acres

NONE, Rural Foothills County, Alberta

A little piece of heaven awaits in one of the largest lots within the gated community of Country Lane Estates. Conveniently located just minutes from both Okotoks and High River, this property is near the Aldersyde turnoff. The park offers a range of amenities, including a pool, gym, lounge, party room, playground, and dog park. While there is a shared laundry facility available, this home includes its own private laundry setup.

The 2002 Ridgewood Park Model is spacious, well-maintained, and perfect for comfortable living. It features a large bedroom with ample closet space and natural light, along with a loft area ideal for visiting grandchildren. The living room boasts an open beam ceiling and sliding patio doors that lead out to a generous deck. The loft overlooks the living room, enhancing the open, airy feel of the space. The loft features another 187 sq ft that is not above grade.

The galley kitchen offers plenty of cabinetry for all your necessities and extra storage. A three-piece bathroom with a large shower adds to the home's functionality and comfort.

The large, beautifully landscaped lot includes a designated area for a fire pit and offers paved parking pad for extra parking options. A 10x12 shed provides extensive storage and



houses a dryer, lawn mower, and electric weed trimmer. The home comes fully furnished, including a portable air conditioner, kitchen essentials, window coverings, and a portable clothes washer.

All of the patio furniture will also stay along with the propane BBQ,

This property is located in a peaceful part of the park, within walking distance to the river. It is truly one of the most attractive homes in the community. Country Lane Estates is a seasonal park open from April to October, making it ideal for snowbirds or as a second home for summer enjoyment. Condo fees are \$185 per month and include water and sewer services. Propane fuels the stove, and electricity is individually metered.

This property is a must-see and is sure to impress. It shows 10 out of 10.

Built in 2002

**Essential Information**

MLS® #	A2220725
Price	\$174,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	484
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Recreational
Style	Park Model
Status	Active

**Community Information**

Address	195, 370165 79 Street E
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Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0A0

### Amenities

Amenities	Clubhouse, Coin Laundry, Dog Park, Outdoor Pool, Playground, Park
Parking Spaces	3
Parking	RV Access/Parking, Parking Pad

### Interior

Interior Features	Vaulted Ceiling(s), Built-in Features, Laminate Counters
Appliances	Dishwasher, Refrigerator
Heating	See Remarks
Cooling	None, Other

### Exterior

Exterior Features	Fire Pit
Lot Description	Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding

### Additional Information

Date Listed	May 16th, 2025
Days on Market	118
Zoning	DC10

### Listing Details

Listing Office	Diamond Realty & Associates LTD.
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