



**378052 16 Street W
Okotoks, Alberta**

MLS # A2281828



\$1,500,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	1960 (66 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	10.00 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	-
Basement:	-	LLD:	24-20-1-W5
Exterior:	-	Zoning:	ALH
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Goat, Sheep

10-acre hobby farm located within the Town of Okotoks town limits, offering a rare combination of agricultural land and proximity to urban amenities. The property features Rocky Mountain views and is situated just minutes from the town centre. Zoned Agricultural Land Holdings (ALH), the parcel is suitable for a hobby farm or small-scale livestock operation and may appeal to buyers seeking long-term land holding potential in a desirable southern Alberta location. The property includes a single-family residence with 4 bedrooms and 3.5 bathrooms. The land consists of approximately 10 acres, including an estimated 8 acres of fenced grazing land. Services include a water well and a recently rebuilt septic field.