



GRASSROOTS
REALTY GROUP

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42356 RGE RD 103
Rural Flagstaff County, Alberta

MLS # A2218268



\$199,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,357 sq.ft.	Age:	1925 (100 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Drive Through, Driveway		
Lot Size:	8.23 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	21-42-10-W4
Exterior:	Stucco	Zoning:	AG
Foundation:	Perimeter Wall	Utilities:	Natural Gas Paid, Electricity Connected, Electricity Pa
Features:	Natural Woodwork, Pantry, Storage		

Inclusions: All out buildings and sheds

Looking for your own little piece of paradise? Look no further as the possibilities are endless with this property if you are willing and able to put some work into this amazing place. Enjoy 8.23 acres surrounded by trees and farm land. A 1920's 3 bedroom, 1.5 bathroom two story character home. This home is needing some TLC but new shingles and windows have been replaced a few yrs ago. They saved the original stained glass window in the living room and some of the rom have been stripped down to the original hardwood. Main floor laundry and a large pantry. Outside, the private yard is surrounded by lots of spruce trees and the front yard has a mini orchard with many fruit trees. A detached 28x26 garage with electrical, a 25x13 shed as well as 12x20 shed. There is some pasture area with corrals that would require some work to house livestock. There is also a second home on this property. 2 wells on the property. Location of this property is ideal as its only a short drive to the Town of Hardisty with pavement right to your laneway.