



GRASSROOTS
REALTY GROUP

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NW 12-44-10-W4
Rural Flagstaff County, Alberta

MLS # A2230005



\$700,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,736 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	10.00 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Landscaped, Lawn, Treed		

Heating:	In Floor	Water:	Well
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	12-44-10-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, French Door, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	N/A		

Spacious 2,736 sq. ft. home built in 1999, offering 3 bedrooms and 3 bathrooms all conveniently on one level. Designed for comfort and efficiency, the home features radiant heat and triple-glazed windows. Set on 10 +/- pending subdivision acres with two water wells, this property provides privacy and functionality for a variety of uses. Outbuildings include a 36' x 60' cold storage, 24' x 36' barn with box stalls, and an additional 36' x 36' cold storage, making it well-suited for agricultural, livestock, or hobby farm operations.