



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

**MLS # A2230005**



**\$710,000**

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

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