



**Range Road 131 43503 Rural Flagstaff County
Rural Flagstaff County, Alberta**

MLS # A2294631



\$325,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	2.97 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	36-43-13-W4
Exterior:	Manufactured Floor Joist, Vinyl Siding	Zoning:	A
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Sheds, Dog House

Experience the perfect blend of comfort, space, and country charm on this truly exceptional 2.97-acre property, ideally located just minutes from Killam and Sedgewick. This beautifully maintained 2021 modular home offers 3 bedrooms and 2 bathrooms, thoughtfully designed with an open-concept layout, vaulted ceilings, and large windows that fill the space with natural light. The spacious primary bedroom easily accommodates a king-sized bed and features a generous walk-in closet along with a private 4-piece ensuite. Step outside to your expansive 12x48 low-maintenance deck—an ideal spot to enjoy your morning coffee while taking in peaceful views of your property and livestock. Equestrian or hobby farm enthusiasts will appreciate the well-equipped barn, complete with box stalls and feed storage. For those needing workspace or storage, the 18x36 heated shop provides ample room for equipment, tools, and recreational vehicles. The property is beautifully landscaped, offering both privacy and plenty of space to embrace acreage living at its finest. Additional features include 100-amp power, a new submersible pump (2021), and a new septic pump (2022), providing peace of mind for years to come. This is a rare opportunity to enjoy rural living with modern comfort—