



**GRASSROOTS**  
REALTY GROUP

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10147 TWP RD 430B  
Rural Flagstaff County, Alberta

MLS # A2303223



**\$160,000**

|           |                                                                            |        |   |
|-----------|----------------------------------------------------------------------------|--------|---|
| Division: | NONE                                                                       |        |   |
| Type:     | Residential/House                                                          |        |   |
| Style:    | Acreage with Residence, Cottage/Cabin                                      |        |   |
| Size:     | 748 sq.ft.                                                                 | Age:   | - |
| Beds:     | 1                                                                          | Baths: | 1 |
| Garage:   | None                                                                       |        |   |
| Lot Size: | 5.12 Acres                                                                 |        |   |
| Lot Feat: | Brush, Cleared, Few Trees, Lawn, Many Trees, Native Plants, Secluded, Tree |        |   |

|             |                                   |            |             |
|-------------|-----------------------------------|------------|-------------|
| Heating:    | Wood, Wood Stove                  | Water:     | Well        |
| Floors:     | Subfloor, Linoleum, Wood          | Sewer:     | Septic Tank |
| Roof:       | Asphalt Shingle                   | Condo Fee: | -           |
| Basement:   | None                              | LLD:       | 2-43-10-W4  |
| Exterior:   | Metal Siding , Wood Frame         | Zoning:    | CR          |
| Foundation: | Piling(s)                         | Utilities: | -           |
| Features:   | Laminate Counters, Open Floorplan |            |             |

**Inclusions:** RV INCLUDED & IS AS-IS WHERE IS - FURNITURE - FURNACE AS-IS WHERE IS (NOT HOOKED UP)

Escape to your own private wooded sanctuary with this one-of-a-kind acreage located just 5 minutes from Hardisty and a 3 minute walk to beautiful Fish Lake (fishing, swimming, non motorized boating are all welcome). Spanning 5.12 acres over two lots, this property offers a peaceful retreat surrounded by TONS of mature trees and shrubs, complete with mowed walking paths for you to explore. This rustic one-bedroom, one-bathroom getaway features a welcoming camping type charm and a wood-burning stove, perfect for chilly evenings. Recent updates include power pulled in within the last year, ensuring modern convenience while maintaining that back-to-nature feel. Outside, you'll find a huge deck that's ideal for relaxing and soaking up the tranquil setting. This cabin is currently a 3 season cabin that could easily be turned into a 4 season getaway without too much effort at all! This property also comes equipped with a drilled well, septic system, an RV hookup, and even includes an RV trailer for guests. The entire acreage is fully fenced and offers year-round access (cabin is seasonal), making it an excellent choice for a weekend winter getaway or a peaceful summer holiday. Nature lovers will appreciate the location—just a short three-minute walk to Fish Lake and only steps from the local golf course. Hardisty & Hardisty Lake is also nearby, adding even more opportunities for outdoor fun. All of this is only a three-hour drive from the Calgary city limits, making it an easy escape from the city. Where else can you find over five acres of fully treed & fenced land with a cabin for \$160,000? With great neighbors, unbeatable privacy, and so much potential, this is the perfect spot to relax, recharge, and enjoy everything Central Alberta has to offer.

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