



GRASSROOTS
REALTY GROUP

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16148 Hwy 53
Rural Flagstaff County, Alberta

MLS # A2307515



\$879,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,400 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	19.00 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighb		

Heating:	High Efficiency, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-42-16-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Kitchen Island, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to your dream acreage, where space, comfort, and lifestyle come together on 19 pristine acres just off the highway. No gravel roads, just smooth access to your own private retreat. This beautifully maintained 2,400 sq. ft. two-storey home offers the perfect blend of country serenity and modern convenience, located only 7 miles from Forestburg, 50 minutes to Camrose, and under 2 hours to Edmonton. Step inside to discover a fully finished home featuring 4 spacious bedrooms (3 up, 1 down) and 4.5 bathrooms. Every bedroom is generously sized, but the primary suite truly stands out, complete with a large walk-in closet, dual sinks, a separate shower, and a luxurious soaker tub designed for relaxation. The main floor is built for both everyday living and entertaining, showcasing custom kitchen cabinetry, a cozy family room with a gas fireplace, and an additional living room for added flexibility. Downstairs, you'll find an expansive family and recreation space, perfect for movie nights, kids' play areas, or hosting guests, along with another bedroom, bathroom, and plenty of storage. Outside is where this property truly shines. Enjoy summer days in your 32' x 16' heated in-ground pool, complete with a heated pool house, bathroom, and outdoor shower. Entertain effortlessly on the large covered composite deck with dual access points and a natural gas fire place, or unwind in the 6-person hot tub. A fenced pool area, kids' play space, and garden make this the ultimate family-friendly yard. For work, hobbies, or business use, the impressive 30' x 60' heated shop offers incredible versatility with multiple heating systems and a divided layout. Add in fenced pasture land, and you have endless possibilities. Rounding out the property are a double heated garage, central air conditioning, and elegant

gemstone lighting for year-round curb appeal. This is more than a home, it's a lifestyle. Peaceful, private, and perfectly located, this exceptional acreage is ready for your family to enjoy everything country living has to offer without sacrificing convenience.