



GRASSROOTS
REALTY GROUP

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43365 Hwy 881
Rural Flagstaff County, Alberta

MLS # A2316864



\$320,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,428 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	RV Access/Parking		
Lot Size:	4.70 Acres		
Lot Feat:	Garden, Lawn, Many Trees, Private		

Heating:	Forced Air	Water:	See Remarks
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Preserved Wood	Utilities:	-
Features:	Jetted Tub, Laminate Counters, Pantry, Storage		

Inclusions:	N/A
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Escape to the tranquility of country living while enjoying the convenience of being just minutes from Hardisty with easy access directly off Highway 881. Nestled among mature trees in a picturesque park-like setting, this acreage offers privacy and space. The spacious 1428 sq. ft. home features a functional layout with two bedrooms and 1.5 bathrooms on the main floor. The heart of the home is the generously sized country kitchen, offering plenty of space for family meals, entertaining, and everyday living. Step outside onto the wraparound deck and take in the stunning scenery that surrounds this exceptional property. The fully developed walk-out basement provides additional living space, highlighted by a cozy family room with a striking stone wood-burning fireplace—perfect for relaxing on cool evenings. Numerous updates have already been completed, including a durable metal roof, newer furnaces, updated kitchen appliances, and central air conditioning, ensuring comfort and peace of mind year-round. Adding even more value, the property is equipped to accommodate up to four RVs, each with access to 30-amp power, making it ideal for hosting family and friends. Whether you're looking for a peaceful retreat, a family acreage, or a property with room to entertain, this charming country home offers the perfect blend of comfort, convenience, and rural beauty.