



42315 RR153
Rural Flagstaff County, Alberta

MLS # A2324675



\$649,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,360 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	10.00 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-42-15-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Storage		

Inclusions: N/A

Step into this exceptional acreage situated on approximately 10 beautifully treed acres. Surrounded by mature trees, the private backyard offers a peaceful retreat with plenty of room to create the garden you've always wanted. Built in 2000, this well maintained home features an inviting open concept layout with a spacious kitchen, dining area, and living room, perfect for everyday living and entertaining. Just off the living room is a dedicated office, ideal for working from home. The main floor also includes two generously sized bedrooms and two full bathrooms. The fully finished lower level provides even more living space with a large family room, two additional spacious bedrooms, a 3 piece bathroom, and an oversized laundry room complete with abundant storage and shelving. Step outside to enjoy summer evenings on the covered deck with a natural gas hookup for your BBQ. The impressive outbuildings truly set this property apart. The 40' x 100' shop is divided into two functional spaces, including a 40' x 40' heated workshop with a mezzanine offering extensive storage, plus a separate dry storage area. You'll also find a 36' x 80' barn with a dirt floor, an additional smaller barn with a concrete floor, and a 26' x 24' detached garage. Properties this well cared for are rare. From the thoughtfully designed home to the outstanding collection of outbuildings, this is an exceptional opportunity for anyone seeking space, privacy, and versatility.