



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

45563 Range Road 161
Rural Flagstaff County, Alberta

MLS # A2326656



\$349,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,216 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	15.00 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Greenbelt, Lawn, Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-45-16-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: none

Discover the perfect blend of rural serenity and classic prairie charm with this beautiful, quaint acreage nestled in the heart of Flagstaff County. If you've been dreaming of wide-open views, starry nights, and a slower pace of life, this property is ready to welcome you home. Set back on a beautifully landscaped parcel, this charming property offers the ultimate sense of privacy without sacrificing community. The cozy, farm style home features bright living spaces, country-inspired finishes, and large windows that perfectly frame the stunning Alberta sunrises and sunsets. Step outside to find a peaceful sanctuary ideal for gardening, hobby farming, or simply unwinding on the deck. Equipped with mature shelterbelts, a handy workshop/outbuilding, and plenty of room for family, pets, or a few animals, it's a turnkey country lifestyle package. Conveniently located with easy access to Daysland and Camrose, you'll enjoy the absolute peace of the countryside alongside great local schools, recreation, and amenities just minutes away.