



GRASSROOTS
REALTY GROUP

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40234 Range Road 132A
Rural Flagstaff County, Alberta

MLS # A2337344



\$399,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	-		
Lot Size:	47.96 Acres		
Lot Feat:	-		

Heating:	-	Water:	Well
Floors:	-	Sewer:	Open Discharge
Roof:	-	Near Town:	Alliance
Basement:	-	LLD:	15-40-13-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	Electricity Connected, Propane, Sewer Connected, Wa
Features:	-		

Major Use: Beef

47.96 acres just outside Alliance! Cozy 2-bedroom, 1-bath farmhouse offering approximately 982 sq. ft. of living space, nestled in a peaceful rural setting with mature trees and plenty of room for a hobby farm or livestock. The property is divided by Range Road 132A, with approximately 35+ acres on the house side and 12+ acres across the road. Both parcels have their own dugout and the land is fully fenced. The property includes a well with lots of good water, outdoor water lines to the corrals (currently inactive). Outbuildings include a small garage, shed, steel grain bin, wood grain bin, and a 20' x 28' barn with hayloft and 3 stanchions with metal gates. Steel panels and gates are included as seen in the pictures. The farmhouse has a durable metal roof and no basement. A great opportunity to own an affordable country property zoned AG, with the acreage having fencing, water, trees, and numerous useful outbuildings, all in a quiet location just outside Alliance.