



GRASSROOTS
REALTY GROUP

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655019 44 Highway
Flatbush, Alberta

MLS # A2338630



\$729,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,572 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2
Garage:	Gravel Driveway, Triple Garage Detached		
Lot Size:	155.47 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-65-1-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Agricultural District
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: n/a

Great location near Flatbush for this recreational property, half way between Westlock and Slave Lake. A full 1/4 section with a seasonal creek. Mature timber, this property has never been logged. A small amount of perfectly landscaped clearing around this beautiful one owner 1572 sq ft bi-level built in '96, and new shingles in 2018. A convenient 3 door oversized metal clad garage 30 ft deep and 50 ft wide. The horse barn is matching with 4 stalls, and still like new. The house also shows like new, with bright clean paint, nice big windows, a gas fireplace, 3 bedrooms up, and 2 more in the lower level. The kitchen is huge, room for everyone, with a breakfast nook, garden door onto the deck to admire the amazing foliage of fruit trees and bushes, beautiful flowers, and a huge garden. Formal dining and a spacious living room with hardwood flooring. The lower level is fully finished and sports a walk out entry into the back yard. Space is abundant in this home. Great water from its own well. This home has so much to see and appreciate. It has been the center of family get togethers for many decades and is ready to host its new owners for decades to come. This one has it all !