

\$170,000 - 13177 Highway 602, Rural Flagstaff County

MLS® #A2093358

\$170,000

2 Bedroom, 2.00 Bathroom, 638 sqft

Residential on 1.00 Acres

NONE, Rural Flagstaff County, Alberta

This cozy 638 sq ft bungalow located on the east side of Alliance in the county of Flagstaff has been upgraded over the last few years. With extra insulation behind the vinyl siding and wrap, upgraded kitchen cabinets and counter tops, vinyl plank flooring, toilets, up and down, new hot water heater this year and a newer furnace in the past. This home has two bedrooms down, one 3 piece and one two piece bathrooms, washer and dryer and stove. The porch is a great addition to the south side which has the stairs for going to basement as well. The electrical panel has been updated to 100 amp service. There are two decks, front and back to enjoy the sunshine or shade. The beautiful grassy yard is 1 acre, more or less and has its own sewer holding tank and pump out, along with being on the Village of Alliance water supply. There is also a well that has an old hand pump on it beside the house, has not been used by the owner, so can't confirm if it is usable, missing the handle. Also on the property is the newly built three car garage 32x24, door openers, cement floor and wired. This acreage is so convenient to the village amenities and also to the paved road. All this can be yours for the right price. Owner will not rent out and does not have a RPR or survey but the corners were marked at one time.



Essential Information

MLS® #

A2093358

Price	\$170,000
Sold Price	\$155,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	638
Acres	1.00
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	13177 Highway 602
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0C0A0

Amenities

Parking Spaces	3
Parking	Garage Door Opener, Gravel Driveway, Triple Garage Detached

Interior

Interior Features	Laminate Counters
Appliances	Dryer, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 14th, 2023
Date Sold November 22nd, 2024
Days on Market 374
Zoning R
HOA Fees 0.00

Listing Details

Listing Office Sutton Landmark Realty

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