

\$1,149,000 - 75040 B & C Twp Rd 451, Alder Flats

MLS® #A2099964

\$1,149,000

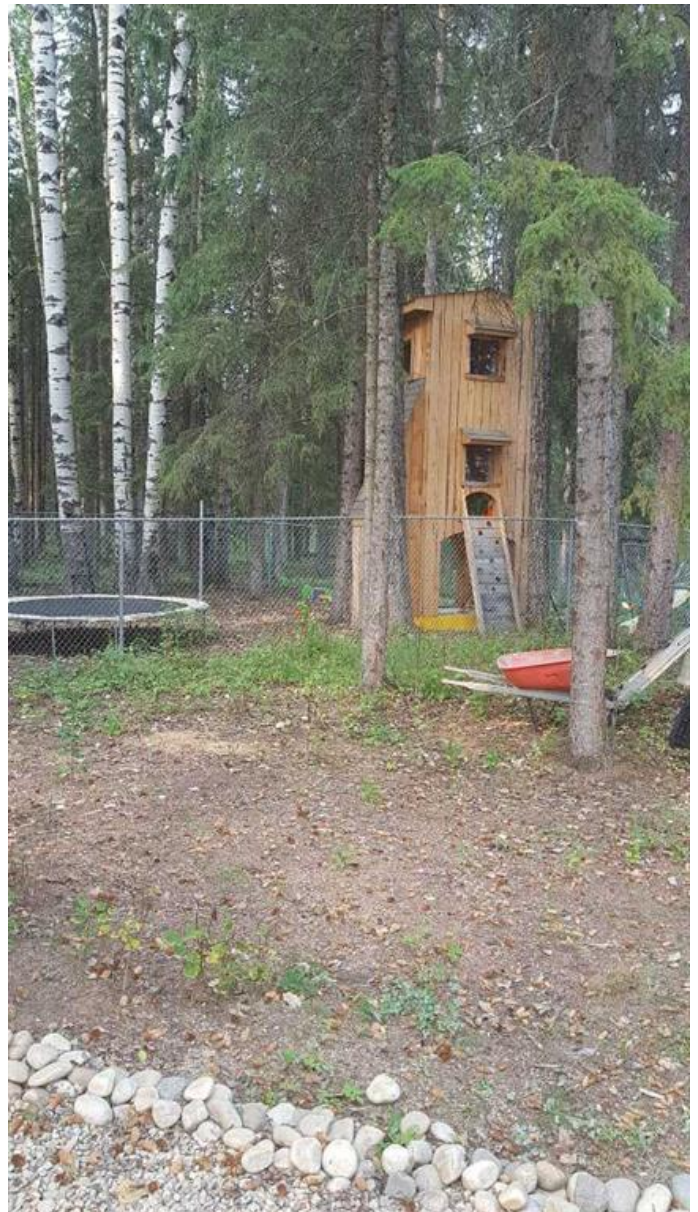
3 Bedroom, 3.00 Bathroom,
Agri-Business on 0.00 Acres

Alder Flats_CWET, Alder Flats, Alberta

This property is completely isolated, secluded yardsite (on dead end road) which makes this a perfect retreat. Stunning 3 bedroom, 2.5 bathrooms, 2328 sq. ft. Bungalow built in 2016 on 80 acres zoned Agricultural. 26' x 34' double attached garage is used as living space and not included in the RMS measurements. Triple pane windows, tongue & groove ceiling throughout. House has composite Hardie Plank shake siding. Metal shingles - 50 year warranty transferable one time. Located beside crown land and close to Alder /Flats. Perimeter fenced and trails on the property. Back up generator for power loss which runs on natural gas. Beautiful shop/living quarters completely finished, insulated, power, heated, floor drains, wood stove. Shop is 40' x 34' & living area is 40' x 27'. Boiler heat in floor & forced air, central vac, washer & dryer, 3 piece bathroom, one bedroom, kitchen, dining. 13'x45' cold storage garage, 57' x 22' storage & hobby shop. Cold storage building and cabins. This place is gorgeous!

Essential Information

MLS® #	A2099964
Price	\$1,149,000
Sold Price	\$1,075,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Acres	0.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	75040 B & C Twp Rd 451
Subdivision	Alder Flats_CWET
City	Alder Flats
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 0A0

Additional Information

Date Listed	January 3rd, 2024
Date Sold	March 28th, 2024
Days on Market	83
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Edmonton)
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