

\$425,000 - 12414 Highway 602, Rural Flagstaff County

MLS® #A2100872

\$425,000

4 Bedroom, 2.00 Bathroom, 1,731 sqft

Residential on 39.00 Acres

NONE, Rural Flagstaff County, Alberta

Welcome to this picturesque 39 acre property featuring a charming 4 bedroom 2 bath home spanning 1750 sqft, with an enormous living room for all the family activities together just east of Alliance, AB. The addition was built approximately around 1998 which includes the master bedroom with a 4 piece bath, the living room and bedroom (3 car garage also built at the same time). The kitchen with butcher block counter tops and large double sink was updated in 2016. The main flooring was done in 2012 and the bathroom flooring was updated in 2017. There is plenty of space and room to bring all the pets, horses or livestock to enjoy the opportunities of having a hobby farm with an approximately 20'x40' barn. There was a new septic lines and pump replaced within the last 6yr and also new submersible pump on the well replaced at the same time. With mature trees in the yard site and pavement access along secondary highway 602. Agricultural zoned so you can build more structures . There is also a 3 car detached garage ready to store all the toys or create a space to do more beloved hobbies. This acreage offers endless opportunities to a family that seeks a peaceful retreat, agricultural hobbies and added income or simply room to roam. 40 mins to Hardisty, Aprox 30 mins to Killiam or Forestburg and 30 mins to Castor

Built in 1970



Essential Information

MLS® #	A2100872
Price	\$425,000
Sold Price	\$414,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,731
Acres	39.00
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	12414 Highway 602
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

Amenities

Parking	Garage Door Opener, Garage Faces Side, Gravel Driveway, Oversized, Triple Garage Attached
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Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island, Vinyl Windows, Wood Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, No

Neighbours Behind, Landscaped, Level, Pasture, Treed

Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	January 22nd, 2024
Date Sold	September 17th, 2024
Days on Market	239
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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