

\$499,900 - 12553 450 Township, Rural Flagstaff County

MLS® #A2106253

\$499,900

4 Bedroom, 2.00 Bathroom, 1,746 sqft

Residential on 4.91 Acres

NONE, Rural Flagstaff County, Alberta

If you are searching for the perfect secluded acreage living, look no further! This 4 bedroom bungalow home is situated on a spacious 4.91 acre property, offering ample privacy and room to roam. From the moment you arrive you will be impressed by the beautiful surroundings, the long round drive way and the well maintained exterior of the home. You will be equally impressed with the inside of the home and pleasantly surprised with how well it has been maintained and upgraded throughout the years. The main floor of the home features a spacious primary bedroom with 2 piece ensuite, two additional bedrooms, providing ample space for a growing family. Additionally, there is a versatile room that can be used as a craft/sewing room or an office. The upstairs also includes a 4-piece bathroom with a large jetted tub. The sunken living room is cozy and inviting, complete with a wood fireplace to keep you warm during those cold winter nights. The kitchen is spacious and well-equipped, with plenty of counter and cabinet space with a built in oven and cook top stove. Adjacent to the kitchen is a bright dining room with access to the deck, making outdoor BBQs a breeze. A generous pantry is conveniently located off the dining room, and there is a spacious side entry from the garage. Moving downstairs, you will find a large family room, perfect for entertaining or relaxing with the family. There is a huge bedroom without a closet, and there is potential to add another bedroom if desired. Plumbing is already in



place for a third bathroom, and there is plenty of storage space available. The property sits on a sprawling 4.91 acres of land, situated between Killam and Sedgewick. The yard is beautifully landscaped with mature trees, a garden area, and plenty of perennial beds. This home truly offers a serene and peaceful setting, providing the perfect escape from the hustle and bustle of everyday life. This home is truly remarkable and has been meticulously maintained with numerous updates throughout the years. On the exterior, there have been recent upgrades such as new fascia, soffit, and eavestrough in 2021. Additionally, a new deck was installed on the west side in the same year, and a new step was added on the northside in 2022. The home also boasts new outside lights, a new sewer motor, and a new furnace motor, all completed in 2021. The roof, which is made of metal, was replaced in 2002. Inside the home, there have been significant renovations as well. Five years ago, new vinyl flooring was installed, giving the interior a fresh and modern look. All doors, casing, and baseboards have also been updated. In terms of appliances, there is a new washer and dryer from 2021, a new cooktop from 2021, and a new oven from 2020.

Built in 1985

Essential Information

MLS® #	A2106253
Price	\$499,900
Sold Price	\$490,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,746
Acres	4.91

Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	12553 450 Township
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B4C0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available
Parking	Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, See Remarks, Storage, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Electric Stove, Gas Dryer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Insert, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees, Other, Secluded, See Remarks
Roof	Metal
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 8th, 2024
Date Sold	April 25th, 2024
Days on Market	77
Zoning	Residential Acreage
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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