

\$180,000 - 40313 Range Road 131, Rural Flagstaff County

MLS® #A2121101

\$180,000

2 Bedroom, 2.00 Bathroom, 864 sqft
Residential on 4.59 Acres

NONE, Rural Flagstaff County, Alberta

Cozy 4.59 acre acreage just east of Alliance 2 miles has 2 bedrooms and one bathroom. The basement is newer ICF block concrete basement with an older home moved onto it a few years back. There is a nice kitchen?/dining area walk through and it leads into the large living room facing east. There is a three piece bathroom done up and a very large primary bedroom on the north side. The home has had some renovations with new windows, metal roof, vinyl siding, 100 amp service, HE furnace and septic tank. Just imagine sitting on your deck, enjoying a cup of coffee or something stronger and listening to nature, with minimal traffic on the road, birds, and wildlife everywhere. There are even some apple trees to enjoy. This one is a gem to see and is waiting for the next acreage lover to enjoy.



Essential Information

MLS® #	A2121101
Price	\$180,000
Sold Price	\$165,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	4.59
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	40313 Range Road 131
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B0A0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, Vinyl Windows
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Gentle Sloping, No Neighbours Behind, Landscaped, Private
Roof	Metal
Construction	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	April 8th, 2024
Date Sold	June 21st, 2024
Days on Market	74
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office Sutton Landmark Realty

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