

\$440,000 - 43178 Range Road 140, Rural Flagstaff County

MLS® #A2126374

\$440,000

4 Bedroom, 3.00 Bathroom, 2,026 sqft
Residential on 5.52 Acres

NONE, Rural Flagstaff County, Alberta

Serenity awaits in this gorgeous log home located on 5.52 acres just 10 mins south of the town of Killam. The main floor of this home has an open concept kitchen, dining room (with access to the deck), and living room. You will also find a large laundry room, full bathroom and ample entry room space with 2 closets. On the second floor there are 3 bedrooms, a full bathroom and access to the balconies on the east and west sides of the home. In the basement there is a rec room, bar, cold room and storage, an additional bedroom, mechanical room and half bathroom.

This home will keep you cozy in the winter with in floor heat throughout the main floor and second level and a wood stove in the living room. Outside has space galore for all your hobbies, homesteading projects, and kids to run free. There's a chicken coop, sheds, a firepit, and a playhouse on this property, offering a little something for the whole family! The detached 2 car garage has in floor heat and lots of space for the lawnmower, tools, etc. This acreage boasts lots of trees and bird varieties.

Shingles were replaced in 2018 on both the house and garage. New boiler and hot water tank in 2023. Washer and dryer purchased in 2023, fridge in 2022. Near by Killam, has a school, grocery store, hospital, indoor pool, arena, dentists, doctors, daycare, shops and so much more! If you are looking to make the



move to acreage life, this is it!

Built in 1991

Essential Information

MLS® #	A2126374
Price	\$440,000
Sold Price	\$430,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,026
Acres	5.52
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	43178 Range Road 140
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2L0

Amenities

Parking	Double Garage Detached
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Interior

Interior Features	Bar, Ceiling Fan(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Electric, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Front Yard, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	June 5th, 2024
Days on Market	40
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Royal Lepage Rose Country Realty
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