

\$325,000 - 42570 Rge. Rd. 140 Range, Rural Flagstaff County

MLS® #A2139659

\$325,000

3 Bedroom, 2.00 Bathroom, 1,394 sqft
Residential on 4.00 Acres

NONE, Rural Flagstaff County, Alberta

LOOKING FOR AN ACREAGE WITH THAT COUNTRY CHARM, WELL HERE IT IS, 1 1/2 STOREY HOME, 1394 SQFT. 3 BEDROOM, 2 BATHROOM, AND A GREAT SHOP BUT WE'LL TALK ABOUT THAT LATER, AS YOU WALK IN YOU WILL APPRECIATE THE OPEN FLOOR PLAN, VERY NICE KITCHEN, LARGE DINING ROOM TO ENJOY THOSE FAMILY DINNERS PLUS GARDEN DOORS TO DECK, SPACIOUS LIVING ROOM HAS A COZY WOOD BURNING STOVE, GREAT FOR THOSE WINTER DAYS, SLIDING DOORS TO BACKYARD, ONE BEDROOM, AND A 4PC & 3PC BATHROOM, AS YOU MOVE UPSTAIRS YOU WILL FIND A GREAT ROOM FOR AN OFFICE, A CUTE BEDROOM, AND STORAGE SPACE, IN THE BASEMENT YOU HAVE ANOTHER BEDROOM, FAMILY ROOM, MECHANICAL ROOM AND COLD ROOM, A FEW RENOS OVER THE YEARS INCLUDE, SHINGLES, WINDOWS, KITCHEN, FLOORING, BATHROOM, LIGHT FIXTURES, JUST TO MENTION A FEW, YOU WILL SPEND A LOT OF TIME OUTSIDE, MORNING COFFEE ON THE VERY LARGE DECK, TREED AREA FOR FIRE PIT, GARDEN SPACE FOR YOUR FRESH VEGIES, PLENTY OF SPACE TO PARK & STORE ALL YOUR TOYS INSIDE A FENCED YARD, OK GUYS, THERE IS A 30X40 HEATED SHOP, 220V, NAT. GAS, 16'



CEILING, 14X20 OVERHEAD DOOR, YOU CAN DRIVE A SEMI IN THIS ONE, 30 AMP RV PLUG AND ANOTHER 30 AMP PLUG IN THE BACKYARD, THIS ACREAGE WILL BE PERFECT FOR YOUR FAMILY TO ENJOY COUNTRY LIVING

Built in 1952

Essential Information

MLS® #	A2139659
Price	\$325,000
Sold Price	\$317,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,394
Acres	4.00
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	42570 Rge. Rd. 140 Range
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

Amenities

Parking	RV Access/Parking
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Interior

Interior Features	Open Floorplan, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Wood Stove

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, Landscaped, Level, Many Trees, Rectangular Lot, Subdivided
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	July 26th, 2024
Days on Market	47
Zoning	COUNTRY RES.
HOA Fees	0.00

Listing Details

Listing Office	Royal Lepage Rose Country Realty
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