

\$529,000 - 14045 Twp Rd 454, Rural Flagstaff County

MLS® #A2143737

\$529,000

4 Bedroom, 4.00 Bathroom, 2,628 sqft

Residential on 6.45 Acres

NONE, Rural Flagstaff County, Alberta

Welcome Home!! This property is absolutely stunning. 6.45 acres located north of Killam you are going to want to grab the family and have a look. From the moment you step through the spacious entrance you will feel at home. The kitchen has custom cabinetry, newer appliances, an excellent eat up island and ample space for all your goodies and there is a spacious dining/living room with a wood burning fireplace to cozy up to. Also on the main level, there is a 4 pc bathroom, laundry room and spacious office with a cozy nook to enjoy your morning coffee. Upstairs you will find a bonus area for the kids, 3 pc bathroom and 3 bedrooms. The primary bedroom has its own ensuite with separate shower, soaker tub and walk in closet. There is a cozy finished attic just up a few more stairs that is great for storage or a hide away. Downstairs you will find another spacious bedroom, 4 pc bath and cozy family room. If you have young kids, they will love the play room and built in slide in the basement. Outside there is tons of room to run, play and garden. There is plenty of space to have the family over and camp, as there is an RV hook up right in the yard. Don't forget to check out the walking trail that is cut in the trees and goes around the whole property. Do you need more storage? Well, this acreage has that as well 24x50 Quonset with 1/2 cement and 1/2 dirt. The SELLER is offering a \$4000 DECORATING BONUS.



Built in 1914

Essential Information

MLS® #	A2143737
Price	\$529,000
Sold Price	\$520,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,628
Acres	6.45
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	3 Storey, Acreage with Residence
Status	Sold

Community Information

Address	14045 Twp Rd 454
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2L0

Amenities

Parking	Single Garage Attached
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Interior

Interior Features	Jetted Tub, Kitchen Island, No Smoking Home, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, RV Hookup, Storage
Lot Description	Back Yard, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 23rd, 2024
Date Sold	October 11th, 2024
Days on Market	109
Zoning	CR-1
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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