

\$339,000 - 45012 Hwy 36, Rural Flagstaff County

MLS® #A2164449

\$339,000

4 Bedroom, 1.00 Bathroom, 1,806 sqft

Residential on 16.65 Acres

NONE, Rural Flagstaff County, Alberta

If you are a horse lover, you are going to want to slam on the brakes and take a look at this 16.65 acre parcel located 4 miles north on the pavement from Killam. The home was extensively renovated in 2015/16. As your step on to the back deck and through the door, you are greeted with a large mud room and porch with plenty of storage space. The kitchen has plenty of cabinetry and counterspace with lots of room for a table. There is a separate dining room and spacious living room just around the corner. Down the hall you will find a 4pc bathroom with the laundry tucked inside. There is also a front enclosed porch. Up the stairs you will find 4 good sized bedrooms and also a walk in closet. Outside is where the magic happens. The yard is fenced and cross fenced with lots of different areas for your horses. The property wouldn't be complete without a fabulous barn with feed stalls, tack room, pens and a loft. There are 2 wells on the property, plenty of pasture, a fenced dugout and lots of trees. A RARE FIND!!



Built in 1911

Essential Information

MLS® #	A2164449
Price	\$339,000
Sold Price	\$326,000
Bedrooms	4

Bathrooms	1.00
Full Baths	1
Square Footage	1,806
Acres	16.65
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Sold

Community Information

Address	45012 Hwy 36
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2L0

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	Vinyl Windows, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Many Trees, No Neighbours Behind, Subdivided
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
-------------	---------------------

Date Sold	November 10th, 2024
Days on Market	61
Zoning	RA
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.