

\$359,000 - 46246 Range Road 154, Rural Flagstaff County

MLS® #A2222447

\$359,000

2 Bedroom, 2.00 Bathroom, 1,283 sqft
Residential on 12.55 Acres

NONE, Rural Flagstaff County, Alberta

Embrace the tranquility of rural living with this stunning 12.55-acre property, ideally located just 35 minutes from Camrose, 20 minutes from Daysland, and only 1.5 hours from Edmonton. This expansive homestead is perfect for those seeking space, serenity, and a chance to cultivate their own slice of paradise. The property is fully fenced, ensuring privacy and security. A standout feature is the impressive 84x40 quonset, equipped with power including 220v, making it an excellent space for storage or workshop projects. Additionally, a heated 30x40 shop with 220v power provides an ideal setting for any hobbyist or entrepreneur. A detached heated double garage adds convenience for your vehicles and equipment. Animal enthusiasts will appreciate the barn, which features power and open tie stalls, making it suitable for various livestock or hobby farming. The cozy bungalow boasts two spacious bedrooms on the main floor, including a primary suite with a 3-piece ensuite and a walk-in closet. The inviting main floor is enhanced by a lovely wood-burning fireplace framed by natural stone, providing warmth and charm to your living space. The partially developed basement opens up exciting possibilities, offering ample room for additional bedrooms, a living area, or just extra storage. Enjoy the serenity of nature with a long, winding driveway that leads you to a beautifully treed yard, allowing for peaceful



living while still being just a short drive away from town amenities. This property is the perfect blend of country charm and modern convenience – a true haven for those looking to escape the hustle and bustle of city life. Make your dream a reality and experience the beauty of acreage living today! Recent updates: sump for septic, water pump, sump pump, shingles (2022), Hot Water Tank (2019), Furnace is older but most components have been replaced as recent as 2024, switch on pressure tank is new.

Built in 1968

Essential Information

MLS® #	A2222447
Price	\$359,000
Sold Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,283
Acres	12.55
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	46246 Range Road 154
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B1A0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water
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	Connected
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Built-in Features, Sump Pump(s), Dry Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Lawn, Many Trees, Pasture, Private, Farm
Roof	Asphalt
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2025
Date Sold	May 29th, 2025
Days on Market	5
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Battle River Realty
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