

42479 RR 143  
Rural Flagstaff County, Alberta

MLS # A2274895



## \$289,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	3.78 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	27-42-14-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** 2 Sheds

Affordable acreage living in Flagstaff County. This 3.78 acre property offers privacy with no neighbors behind. Step inside to a spacious back entry, added to the home approximately 15 years ago. The kitchen features an updated design with a generous island and modern cabinetry. Just off the kitchen is a good sized dining room with a charming window seat, leading into a roomy living area with hardwood floors. The main floor also includes a 4 piece bathroom complete with a jetted tub and convenient stacked laundry. Upstairs you will find three bedrooms and a storage room. The basement is unfinished and ready for your personal touch. Come explore the possibilities.