

# \$250,000 - 42356 Rge Rd 103, Rural Flagstaff County

MLS® #A2218268

## \$250,000

3 Bedroom, 2.00 Bathroom, 1,357 sqft

Residential on 8.23 Acres

NONE, Rural Flagstaff County, Alberta

Looking for your own little piece of paradise? Look no further as the possibilities are endless with this property if you are willing and able to put some work into this amazing place. Enjoy 8.23 acres surrounded by trees and farm land.

A 1920's 3 bedroom, 1.5 bathroom two story character home. This home is needing some TLC but new shingles and windows have been replaced a few yrs ago. They saved the original stained glass window in the living room and some of the room have been stripped down to the original hardwood. Main floor laundry and a large pantry. Outside, the private yard is surrounded by lots of spruce trees and the front yard has a mini orchard with many fruit trees. A detached 28x26 garage with electrical, a 25x13 shed as well as 12x20 shed. There is some pasture area with corrals that would require some work to house livestock. There is also a second home on this property. 2 wells on the property. Location of this property is ideal as its only a short drive to the Town of Hardisty with pavement right to your laneway.

Built in 1925

## Essential Information

MLS® #	A2218268
Price	\$250,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,357
Acres	8.23
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### Community Information

Address	42356 Rge Rd 103
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1V0

### Amenities

Utilities	Electricity Connected, Electricity Paid For, Garbage Collection, Natural Gas Paid, Natural Gas Connected, Phone Connected
Parking	Double Garage Detached, Driveway, 220 Volt Wiring, Drive Through
# of Garages	2

### Interior

Interior Features	Pantry, Storage, Natural Woodwork
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Yard Lights, Farm, Fruit Trees/Shrub(s), Many Trees, Native Plants, Pasture
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Perimeter Wall

### Additional Information

Date Listed	May 6th, 2025
Days on Market	2
Zoning	AG

## Listing Details

Listing Office	Clear Choice 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.