

# \$540,000 - 43440 Range Road 113, Rural Flagstaff County

---

MLS® #A2236993

**\$540,000**

5 Bedroom, 3.00 Bathroom, 1,656 sqft  
Residential on 10.01 Acres

NONE, Rural Flagstaff County, Alberta

Welcome to your private country retreat! This beautiful 2005 walkout Ready-To-Move (RTM) home offers the perfect blend of rural tranquility and modern comfort, nestled on a sprawling 10.01 acre parcel. Property Highlights: 5 spacious bedrooms, 3 bathrooms, walkout basement with stunning views and natural light, open concept main floor with vaulted ceilings and large windows, bright kitchen with ample cabinetry, island seating, and adjacent dining area, cozy living room perfect for family gatherings, main floor laundry for added convenience, partially finished basement with large rec room, 9 foot ceilings, additional bedrooms, and full bath, central air for those hot summer days and 10.01 acres of gently rolling land—ideal for hobby farming, recreation, or simply enjoying the peace and quiet. Plenty of space for a shop or outbuildings with room to roam for pets, livestock, or kids with big imaginations. Whether you're looking to escape the city, start a hobby farm, or just enjoy wide-open spaces, this property offers endless potential. With a solid RTM build and walkout design, it's a rare find in a serene setting. Located just minutes from Loughheed, with easy access to amenities while still enjoying the privacy of country living.

Built in 2005

## Essential Information



MLS® #	A2236993
Price	\$540,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,656
Acres	10.01
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	43440 Range Road 113
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2V0

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Storage, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Gas Stove
Heating	In Floor, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, ICFs (Insulated Concrete Forms)

Foundation                    ICF Block

**Additional Information**

Date Listed                    July 6th, 2025  
Days on Market              46  
Zoning                         Res

**Listing Details**

Listing Office                CIR 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.