



GRASSROOTS
REALTY GROUP

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10147 TWP RD 430B
Rural Flagstaff County, Alberta

MLS # A2252093



\$179,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	748 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	5.12 Acres		
Lot Feat:	Brush, Cleared, Few Trees, Lawn, Many Trees, Native Plants, Secluded, Tree		

Heating:	Wood Stove
Floors:	Subfloor, Linoleum, Wood
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Metal Siding , Wood Frame
Foundation:	Piling(s)
Features:	Laminate Counters, Open Floorplan

Water:	Well
Sewer:	Septic Tank
Condo Fee:	-
LLD:	2-43-10-W4
Zoning:	CR
Utilities:	-

Inclusions: N/A

Escape to your own wooded paradise with this one-of-a-kind acreage located just 5 minutes from town and a 3 minute walk to a big, beautiful lake. Spanning 5.12 acres, this property offers a peaceful retreat surrounded by TONS of mature trees and shrubs, complete with mowed walking paths for you to explore. The cozy one-bedroom, one-bathroom getaway features a welcoming rustic charm and a wood-burning stove, perfect for chilly evenings. Recent updates include power pulled in within the last year, ensuring modern convenience while maintaining that back-to-nature feel. Outside, you'll find a huge deck that's ideal for relaxing and soaking up the tranquil setting. This property also comes equipped with a drilled well, an RV hookup, and even includes an RV trailer for guests. The entire acreage is fully fenced and offers year-round access, making it an excellent choice for a weekend winter getaway or a peaceful summer holiday. Nature lovers will appreciate the location—just a short three-minute walk to Fish Lake and only steps from the local golf course. Hardisty Lake is also nearby, adding even more opportunities for outdoor fun. All of this is only a three-hour drive from the Calgary city limits, making it an easy escape from the city. Where else can you find over five acres of fully treed land with a cabin for under \$180,000? With great neighbors, unbeatable privacy, and so much potential, this is the perfect spot to relax, recharge, and enjoy everything Central Alberta has to offer. Contact your favorite agent today to schedule a private viewing!