



**GRASSROOTS**  
REALTY GROUP

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**42340 Range Road 131**  
**Rural Flagstaff County, Alberta**

**MLS # A2258473**



**\$264,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,904 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	5.85 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Separate/Exterior Entry, Suite, Walk-Out To Grade	<b>LLD:</b>	23-42-13-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Separate Entrance		

**Inclusions:** Smaller fridge up, Stove Downstairs, Electric Fireplace

Just a few kilometers off Highway 36, south of Killam, this 5.85-acre property could be exactly what you've been searching for. Fully fenced and cross-fenced with multiple shelters, stalls, and pens, it's perfectly set up to start your own hobby farm or acreage life.. A 30x50 Quonset with dirt floors offers plenty of space for storage, a workshop, or even a small barn. The home itself is spacious and well-suited for a growing family. On the main floor, you'll find one bedroom, a 4-piece bathroom, a bright kitchen with ample storage, a dining area, and a cozy living room. Upstairs features three more bedrooms and a 2 piece bathroom. Over the years, this home has seen a number of updates, including vinyl windows, siding, shingles, flooring, and window coverings. A large addition filled with natural light makes the perfect space for entertaining and it also includes another 2 piece bathroom. From here, you'll find access to the basement. There is another laundry area, a fully equipped kitchen with fridge, stove, dishwasher, and microwave, a 4 piece bathroom, and a small bedroom, plus direct outdoor access. The basement offers even more with ample storage, utility space, a workshop with 200-amp service and outside access, plus a cistern system pumped from the well. Both the workshop and the basement feature in-floor heating, while the furnace, though older, is in good working order. Outside, the yard is full of potential and charm with pear, apricot, apple, and cherry trees, as well as mature trees that provide privacy and shade. A wraparound driveway makes it easy to bring in RVs, stock trailers, or guests with ease. This property truly has it all with space, functionality, and the opportunity to create your own private oasis.

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