



45062, Range Road 125
Rural Flagstaff County, Alberta

MLS # A2295148



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,380 sq.ft.	Age:	1983 (43 yrs old)
Beds:	7	Baths:	2 full / 2 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	4.35 Acres		
Lot Feat:	Landscaped		

Heating: Forced Air

Water: Well

Floors: Carpet, Vinyl

Sewer: Open Discharge, Septic Tank

Roof: Metal

Condo Fee: -

Basement: Full

LLD: 6-45-12-W4

Exterior: Wood Frame

Zoning: Ag

Foundation: Poured Concrete

Utilities: -

Features: Closet Organizers, Jetted Tub, Kitchen Island, Vinyl Windows, Walk-In Closet(s)

Inclusions: Window Coverings

Welcome to this spacious and beautifully updated 7 bedroom, 4 bathroom home situated on 4.35 acres. Perfect for families, hobbyists or anyone looking for country living with modern upgrades. This 1380 Sq foot home offers incredible versatility with a large layout designed for comfort and functionality. Recent updates include the metal roof, furnace, hot water tank, flooring, paint and more! The property features a 24'x26' detached garage, ideal for vehicles, storage or a workshop. With over 4 acres of land there's plenty of space for outdoor activities, animals or simply enjoying the privacy and open views. Whether you're looking for a space to grow your family, entertain or escape the hustle, this property checks all the boxes!