

\$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 | 1 and Half Storey, Acreage with Residence |
| 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, Natural Gas Connected, Garbage Collection, Phone Connected, Electricity Paid For, Natural Gas Paid |
| Parking | 220 Volt Wiring, Double Garage Detached, Drive Through, Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Natural Woodwork, Pantry, Storage |
| 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, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many Trees, Pasture, Private, Farm, Native Plants, Yard Lights |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Perimeter Wall |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 5 |
| Zoning | AG |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | Clear Choice Realty |
|----------------|---------------------|

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