

# \$345,000 - 41441 Rng Rd 103, Rural Flagstaff County

MLS® #A2173262

**\$345,000**

4 Bedroom, 2.00 Bathroom, 1,430 sqft  
Residential on 4.23 Acres

NONE, Rural Flagstaff County, Alberta

Nestled in the serene countryside outside Hardisty, this charming property spans 4.23 acres and is an ideal haven for those seeking a blend of comfort and nature. The home, with its four bedrooms and two bathrooms, plus an office, is spacious enough to comfortably accommodate a growing family or guests. The open-concept kitchen and living room create a welcoming atmosphere, with the kitchen boasting a large island perfect for meal prep and casual dining.

A cozy wood-burning stove adds warmth and ambiance, while the jacuzzi tub on the main floor provides a luxurious, relaxing spot. The primary bedroom features an expansive walk-in closet, offering ample storage space for your wardrobe. The fully finished basement includes two additional bedrooms, a bathroom, and a family room, providing a versatile space for entertainment or recreation.

Outside, the property is well-equipped for equestrian enthusiasts with corrals and a 16 x 24 barn, ideal for housing horses. Additional amenities include a 12 x 20 shed for storage and a powered RV hookup, making it convenient for friends and family to visit and stay overnight. This property perfectly blends rural tranquility and modern conveniences, offering an idyllic country lifestyle.

Built in 1981

## Essential Information



MLS® #	A2173262
Price	\$345,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,430
Acres	4.23
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### **Community Information**

Address	41441 Rng Rd 103
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1V0

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Garden, RV Hookup
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped,

	Many Trees
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 16th, 2024
Days on Market	201
Zoning	AG

### **Listing Details**

Listing Office	Clear Choice Realty
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