

# \$275,000 - 44149 Range Road 121, Rural Flagstaff County

MLS® #A2204770

**\$275,000**

4 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 3.11 Acres

NONE, Rural Flagstaff County, Alberta

This 3.11 acre parcel is the perfect starter acreage, beautifully landscaped, large garden, huge shelter belt of trees with cherry, choke cherries and raspberries. The property is located just east of Sedgewick and only a 1/2 mile off the pavement. As you step through the front door you will love the spacious entry, open concept living room, dining and kitchen with a pantry. The home has a total of 4 bedrooms and 2 bathrooms. Outside there is a 16x12 workshop and a 24x16 Barn. The perfect place to have a couple animals.

Built in 2010

## Essential Information

|                |   |
|----------------|---|
| MLS® #         | A2204770  |
| Price          | \$275,000                                       |
| Bedrooms       | 4   |
| Bathrooms      | 2.00  |
| Full Baths     | 2   |
| Square Footage | 1,520   |
| Acres          | 3.11  |
| Year Built     | 2010  |
| Type           | Residential                                     |
| Sub-Type       | Detached  |
| Style          | Acreage with Residence, Double Wide Mobile Home |
| Status         | Active  |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 44149 Range Road 121   |
| Subdivision | NONE                   |
| City        | Rural Flagstaff County |
| County      | Flagstaff County       |
| Province    | Alberta                |
| Postal Code | T0B 4C0                |

### Amenities

|         |                              |
|---------|------------------------------|
| Parking | Parking Pad, Gravel Driveway |
|---------|------------------------------|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Open Floorplan, Pantry  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard  |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Piling(s)   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 56               |
| Zoning         | RA               |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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