

# \$295,000 - 44149 Range Road 121, Rural Flagstaff County

MLS® #A2204770

**\$295,000**

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	\$295,000
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	Gravel Driveway, Parking Pad
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### **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, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	33
Zoning	RA

### **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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