

# \$498,000 - 14275 Twp. Rd. 422 Township, Rural Flagstaff County

---

MLS® #A2075485

**\$498,000**

5 Bedroom, 3.00 Bathroom, 1,177 sqft  
Residential on 10.06 Acres

NONE, Rural Flagstaff County, Alberta

the perfect family acreage, you will be impressed the minute you drive into this beautiful yard, this truly is a park-like setting, pride of ownership will show throughout, 10.06 acres, 1177 sqft. bungalow, 5 bedroom, one 4pc bath, two 2pc bath, main floor features a large kitchen with eating area, bright living rm. with west exposure, 3 bedrooms, 4pc bath, main laundry with 2pc bath, in the basement you will find a lg. family rm. and a bonus pool table/games rm. 2 more bedrooms and 2pc bath, no smoking or pet house, outside you have an open deck & a gazebo to enjoy your morning coffee then have an evening drink at your firepit area, dbl. det. 26'x32' garage, 50'x100' quonset with 220V & cement floor, room to store all your toys and then some, this well treed yard has plenty of room for your family & friends to camp out and the circular driveway gives you great access in or out, I know your family will enjoy country living at it's best

Built in 1973

## Essential Information

MLS® #	A2075485
Price	\$498,000
Bedrooms	5
Bathrooms	3.00



Full Baths	1
Half Baths	2
Square Footage	1,177
Acres	10.06
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	14275 Twp. Rd. 422 Township
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

### Amenities

Parking Spaces	8
Parking	Double Garage Detached, Garage Door Opener, Gravel Driveway, RV Access/Parking, RV Garage
# of Garages	2

### Interior

Interior Features	Central Vacuum, Vinyl Windows, Sump Pump(s)
Appliances	Dishwasher, Refrigerator, Freezer, Stove(s), Washer/Dryer
Heating	Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage, Garden
Lot Description	No Neighbours Behind, Private, Back Yard, Front Yard, Garden, Gazebo, Greenbelt, Lawn, Landscaped, Level, Many Trees, Secluded, Subdivided
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Vinyl Siding

Foundation	Poured Concrete
------------	-----------------

### **Additional Information**

Date Listed	August 25th, 2023
-------------	-------------------

Days on Market	599
----------------	-----

Zoning	COUNTRY RES.
--------	--------------

### **Listing Details**

Listing Office	Royal LePage Rose Country Realty
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.