

# \$530,000 - 46512 Range Road 150, Rural Flagstaff County

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MLS® #A2216431

**\$530,000**

4 Bedroom, 2.00 Bathroom, 1,512 sqft  
Residential on 3.66 Acres

NONE, Rural Flagstaff County, Alberta

Beautifully well maintained acreage one mile off of pavement. This impeccable and quiet property has been well looked after and updated throughout the last few years. Featuring a beautiful and bright open floor plan with charming covered front deck, back porch that's heated, insulated and boasting a lovely wood stove to take away the winter's chill. Two bedrooms on the main floor as well as laundry as well as a functional kitchen and living room complete the upper level. Downstairs in complete with a family room, storage room and two generous sized bedrooms. The outside has been well maintained a boasts a mature yardsite, garden plot, 20x34 cold storage garage and a incredible 46x36 heated shop. Located about 30 minutes east of Camrose about a mile off of HWY 26. Properties of this quality and condition don't come on the market that often. Simply perfect.

Built in 1950

## Essential Information

MLS® #	A2216431
Price	\$530,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,512
Acres	3.66
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	46512 Range Road 150
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 4C0

### Amenities

Parking	Quad or More Detached
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### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Propane, See Remarks
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind, Private, See Remarks, Treed, Views
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	15
Zoning	R1

**Listing Details**

Listing Office                      CIR Realty

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