

# \$479,000 - 14226 450 Township, Rural Flagstaff County

MLS® #A2208106

**\$479,000**

3 Bedroom, 3.00 Bathroom, 2,204 sqft  
Residential on 5.73 Acres

NONE, Rural Flagstaff County, Alberta

Home is waiting for you with this amazing 3 bedroom, 3 bath 2200 square foot Modular nestled between Strome and Killam. With breathtaking view of the prairies, a large 50x40 heated shop, a large variety of maturing trees; this home is ideal for a young family or retiring couple who loves the peace and tranquility of acreage living. After you approach along the winding driveway, you'll then walk into this 2011 built home where you'll find the spacious mud room that hosts the laundry, tons of storage and a two piece bath. That mud room opens up into the cavernous kitchen with a large 7 and 1/2 foot island with power on both sides, spacious pantry, full size fridge and freezer combo and so much counter space you'll have to make a run to Canadian Tire to grab a few more appliances! It really is an entertainers dream kitchen! Adjacent to the kitchen in this open concept design is a voluminous family room and dining area that leads onto the north facing deck. On that 18x16 foot deck you'll discover great views and a natural gas line for your BBQing pleasure. As you make your way through the rest of the well maintained home, you'll enjoy another large family room that leads you to the even larger covered 31x14 south facing deck! Finishing off the home is a 4 piece bath and 3 enticing bedrooms including the primary that features a 5 piece en-suite and walk in closet. In the yard, you'll enjoy a wonderful fire pit area finished with gravel and cobble stone on the



north side of the home, a garden to the east thoughtfully designed with a cornucopia of trees including Towering Swedish Aspens, Green Ash, Blue Colorado Spruce Trees, Raspberry bushes, Lilacs, Shrubs and so many more! We can't forget the heated 50x40 heated shop as well! With radiant heat, extra storage and 3 bay doors, you'll have room for all the toys and tinkering! From the big bright windows to the abundance of storage space in the shop and home this property must truly be seen to be appreciated.

Built in 2011

### Essential Information

MLS® #	A2208106
Price	\$479,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,204
Acres	5.73
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	14226 450 Township
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2L0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
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Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Freezer, Garage Control(s), Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Garden, Dog Run
Lot Description	Few Trees, Level, Fruit Trees/Shrub(s), Garden
Roof	Asphalt Shingle
Construction	Metal Frame, Vinyl Siding, Wood Frame
Foundation	Piling(s)

### Additional Information

Date Listed	April 4th, 2025
Days on Market	21
Zoning	AG

### Listing Details

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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