

\$279,000 - 42340 Range Road 131, Rural Flagstaff County

MLS® #A2258473

\$279,000

5 Bedroom, 4.00 Bathroom, 1,904 sqft
Residential on 5.85 Acres

NONE, Rural Flagstaff County, Alberta

Just a few kilometers off Highway 36, south of Killam, this 5.85-acre property could be exactly what youâ€™ve been searching for. Fully fenced and cross-fenced with multiple shelters, stalls, and pens, itâ€™s perfectly set up to start your own hobby farm or acreage life.. A 30x50 Quonset with dirt floors offers plenty of space for storage, a workshop, or even a small barn. The home itself is spacious and well-suited for a growing family. On the main floor, youâ€™ll find one bedroom, a 4-piece bathroom, a bright kitchen with ample storage, a dining area, and a cozy living room. Upstairs features three more bedrooms and a 2 piece bathroom. Over the years, this home has seen a number of updates, including vinyl windows, siding, shingles, flooring, and window coverings. A large addition filled with natural light makes the perfect space for entertaining and it also includes another 2 piece bathroom. From here, youâ€™ll find access to the private suite which is ideal as a mother-in-law or nanny suite, or even as a rental for extra income. The suite includes its own laundry, a fully equipped kitchen with fridge, stove, dishwasher, and microwave, a 4 piece bathroom, and a small bedroom, plus direct outdoor access. The basement offers even more with ample storage, utility space, a workshop with 200-amp service and outside access, plus a cistern system pumped from the well. Both the workshop and suite feature



in-floor heating, while the furnace, though older, is in good working order. Outside, the yard is full of potential and charm with pear, apricot, apple, and cherry trees, as well as mature trees that provide privacy and shade. A wraparound driveway makes it easy to bring in RVs, stock trailers, or guests with ease. This property truly has it all with space, functionality, and the opportunity to create your own private oasis.

Built in 1950

Essential Information

MLS® #	A2258473
Price	\$279,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,904
Acres	5.85
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	42340 Range Road 131
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 4C0

Amenities

Parking	RV Access/Parking
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Interior

Interior Features	Ceiling Fan(s), Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Partial, Suite, Walk-Out

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	4
Zoning	RA

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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