

# \$540,000 - 43440 Range Road 113, Rural Flagstaff County

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MLS® #A2236993

**\$540,000**

5 Bedroom, 3.00 Bathroom, 1,656 sqft  
Residential on 10.01 Acres

NONE, Rural Flagstaff County, Alberta

Welcome to your private country retreat! This beautiful 2005 walkout Ready-To-Move (RTM) home offers the perfect blend of rural tranquility and modern comfort, nestled on a sprawling 10.01 acre parcel. Property Highlights: 5 spacious bedrooms, 3 bathrooms, walkout basement with stunning views and natural light, open concept main floor with vaulted ceilings and large windows, bright kitchen with ample cabinetry, island seating, and adjacent dining area, cozy living room perfect for family gatherings, main floor laundry for added convenience, partially finished basement with large rec room, 9 foot ceilings, additional bedrooms, and full bath, central air for those hot summer days and 10.01 acres of gently rolling land—ideal for hobby farming, recreation, or simply enjoying the peace and quiet. Plenty of space for a shop or outbuildings with room to roam for pets, livestock, or kids with big imaginations. Whether you're looking to escape the city, start a hobby farm, or just enjoy wide-open spaces, this property offers endless potential. With a solid RTM build and walkout design, it's a rare find in a serene setting. Located just minutes from Loughheed, with easy access to amenities while still enjoying the privacy of country living.

Built in 2005

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2236993                         |
| Price          | \$540,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,656                            |
| Acres          | 10.01                            |
| Year Built     | 2005                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 43440 Range Road 113   |
| Subdivision | NONE                   |
| City        | Rural Flagstaff County |
| County      | Flagstaff County       |
| Province    | Alberta                |
| Postal Code | T0B 2V0                |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Kitchen Island, Storage, Tankless Hot Water, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Gas Stove      |
| Heating           | In Floor, Forced Air                                            |
| Cooling           | Central Air                                                     |
| Has Basement      | Yes                                                             |
| Basement          | Full, Partially Finished                                        |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Landscaped, No Neighbours Behind              |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, ICFs (Insulated Concrete Forms) |

Foundation                    ICF Block

**Additional Information**

Date Listed                    July 6th, 2025  
Days on Market                29  
Zoning                          Res

**Listing Details**

Listing Office                    CIR Realty

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