

## **\$579,900 - 11405 Twp Rd 440, Rural Flagstaff County**

MLS® #E4439690

**\$579,900**

4 Bedroom, 3.50 Bathroom, 1,788 sqft

Rural on 77.73 Acres

None, Rural Flagstaff County, AB

Have you wanted your very own SANTUARY? What about a Hobby Farm? This may be your DREAM property. Beautiful & well cared home, triple garage, 64x48 heated shop /w cement floor & washroom, horse shelters, all fenced/cross fenced, this could be your HOBBY FARM! Ranch style bungalow, 4 bedrooms, 4 bathrooms, walk-out basement. Fully finished! Country style kitchen with stainless fridge & stove, 2nd built-in-oven, plus large dining room, opens with french-doors to upper deck. Upper living room is complete with fireplace, large patio doors to walk out deck, 2 bedrooms, including a huge master (that previously was 3 bedrooms), 4pc mudroom/bathroom, plus 4pc ensuite. Master bedroom opens to large upper deck, with Hot tub, master bedroom also includes free-standing gas fireplace. Also on main level is 2nd bedroom plus full den (or bedroom). Lower level is walk out to cement patio, 2 more bedrooms, plus 2 bonus rooms, c/w 3pc bath & another fireplace. Alot of beautiful pasture grass!

Built in 1977

### **Essential Information**

MLS® # E4439690

Price \$579,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,788                  |
| Acres          | 77.73                  |
| Year Built     | 1977                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11405 Twp Rd 440       |
| Area        | Rural Flagstaff County |
| Subdivision | None                   |
| City        | Rural Flagstaff County |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T0B 2V0                |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Features       | Deck, Workshop, See Remarks |
| Parking Spaces | 8                           |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | See Remarks, Finished     |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood                                        |
| Exterior Features | Cross Fenced, Fenced, Landscaped, Treed Lot |
| Construction      | Wood                                        |
| Foundation        | Concrete Perimeter                          |

### Additional Information

Date Listed May 31st, 2025

Days on Market 17

Zoning Zone 62

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Listing information last updated on June 17th, 2025 at 6:47pm MDT