

# \$324,900 - 16064 444 Township, Rural Flagstaff County

MLS® #A2209055

**\$324,900**

4 Bedroom, 2.00 Bathroom, 1,265 sqft  
Residential on 4.99 Acres

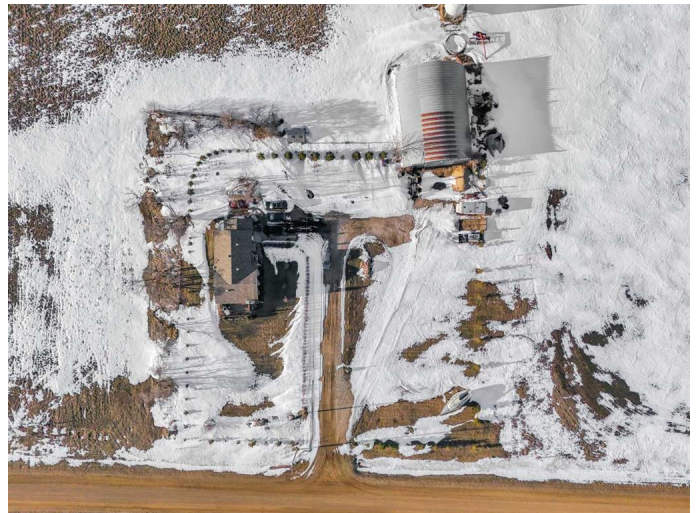
NONE, Rural Flagstaff County, Alberta

Here is a Charming country retreat. Be ready to roll up your sleeves and put in a little work. The reward will be worth the effort. The main floor has new flooring and paint in the bedrooms and bathroom. The kitchen cupboards have been updated and with a breakfast bar. The main bathroom has a new tub and surround. There is potential to make this house a home. It is sitting on 4.99 acres with some new and mature trees. A productive garden plot and a 50'x70' shop with a concrete floor. It is tucked away in a peaceful private location, but close to the towns of Daysland and Heisler. It is a place to simply enjoy the peace and quiet of country living.

Built in 1967

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2209055                         |
| Price          | \$324,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,265                            |
| Acres          | 4.99                             |
| Year Built     | 1967                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 16064 444 Township     |
| Subdivision | NONE                   |
| City        | Rural Flagstaff County |
| County      | Flagstaff County       |
| Province    | Alberta                |
| Postal Code | T0B 1A0                |

## Amenities

|         |   |
|---------|---|
| Parking | Parking Pad, Additional Parking, Driveway |
|---------|---|

## Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Pantry                            |
| Appliances        | Dishwasher                        |
| Heating           | Fireplace(s), Forced Air, Propane |
| Cooling           | None                              |
| Fireplace         | Yes                               |
| # of Fireplaces   | 1                                 |
| Fireplaces        | Wood Burning                      |
| Has Basement      | Yes                               |
| Basement          | Full, Partially Finished          |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Garden                |
| Lot Description   | Lawn, Treed           |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco                |
| Foundation        | Poured Concrete, Wood |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 11              |
| Zoning         | Convert         |

## Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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