

# \$475,000 - 40505 Range Road 133, Rural Flagstaff County

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MLS® #A2226390

**\$475,000**

3 Bedroom, 1.00 Bathroom, 1,303 sqft  
Residential on 14.83 Acres

NONE, Rural Flagstaff County, Alberta

Welcome to your dream country property! This spacious 14.83-acre property is perfect for those seeking a self-sufficient lifestyle or a serene retreat surrounded by nature. The property features a well-equipped heated quonset with 220v wiring, ideal for various projects or as a workshop. In addition, enjoy a detached double garage with plenty of space for tools and equipment, a single garage for extra storage, and a powered shed for tack and feed. The home has seen numerous upgrades, including new shingles installed in 2025, along with new LED yard lights added in 2023. The well has a new pump as of 2023, ensuring reliable water supply. Inside the house, you'll find modern vinyl plank flooring from 2021, new windows and doors from 2016, and a furnace and hot water tank both replaced in 2015. Recent updates also include a new pressure tank pump in 2024. This property is completely fenced and cross-fenced, making it perfect for livestock. A stock waterer is conveniently located on-site, and you'll find a powered chicken coop with air exchange, as well as an animal shelter with power. Enjoy evenings by the firepit area, perfect for gathering with friends and family. The home boasts three bedrooms and one bathroom featuring a walk-in shower. The basement is partially finished with a craft room/den and a versatile flex space, offering the potential to create additional bedrooms



and a bathroom (roughed in). The updated kitchen includes modern cabinets and appliances, highlighted by a gas stove. Sliding doors lead to a deck that features a BBQ nook, perfect for outdoor entertaining. Located along a migratory trail, this property provides a unique opportunity to witness an array of wildlife right from your backyard. Donâ€™t miss out on this incredible homestead that combines comfort, functionality, and a connection to nature!

Built in 1962

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2226390                         |
| Price          | \$475,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,303                            |
| Acres          | 14.83                            |
| Year Built     | 1962                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 40505 Range Road 133   |
| Subdivision | NONE                   |
| City        | Rural Flagstaff County |
| County      | Flagstaff County       |
| Province    | Alberta                |
| Postal Code | T0B0A0                 |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Double Garage Detached, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Storage, Vinyl Windows, Bathroom Rough-in, Laminate Counters  |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer, Window Coverings, Freezer, Microwave Hood Fan |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Partial, Partially Finished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Rain Gutters, Storage                                      |
| Lot Description   | Landscaped, Lawn, Private, Farm, Many Trees, Pasture, Treed, Yard Lights |
| Roof              | Asphalt  |
| Construction      | Vinyl Siding   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 80             |
| Zoning         | AG             |

## Listing Details

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

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