

# \$810,000 - 14123 Township Road 404, Rural Flagstaff County

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MLS® #A2243201

**\$810,000**

4 Bedroom, 2.00 Bathroom, 1,230 sqft  
Residential on 104.65 Acres

NONE, Rural Flagstaff County, Alberta

Welcome to this exceptional 104.64-acre property in Flagstaff County, an ideal setup for horse lovers, cattle ranchers, and outdoor enthusiasts alike. Featuring a stunning treed coulee with a natural spring, this land offers beautiful terrain, ample grazing, and shelter for your animals. Whether you're looking to run a small cattle operation, develop a horse property, or simply enjoy the peace and space of rural life, this property delivers. The well-maintained 1230 sq. ft. bungalow offers 4 bedrooms and 2 full bathrooms, providing comfortable, functional living for families or farmhands. The home has been cared for with several updates and offers a cozy, country feel throughout. Enjoy peaceful views and direct access to your land from your doorstep.

Horse owners will appreciate the thoughtfully designed 30x40 barn, built to match the home's exterior. The barn includes five spacious stalls with Dutch doors, a feed storage room, a tack room, and a cement floor for durability and easy cleaning. Whether you're boarding, training, or riding for pleasure, this barn is ready to go.

For those who need additional space, the 40x72 metal shop offers plenty of versatility. With a dirt floor, it can be used for equipment storage, hay, livestock shelter, . The height and layout provide excellent airflow and space for indoor riding, especially in winter months. The land itself is mostly native pasture, fenced



and suitable for rotational grazing or seasonal cattle use. With the natural spring providing a water source and the coulee offering shelter and shade, it's well-suited for livestock year-round. There are also four grain bins and several outbuildings for added utilityâ€”perfect for feed storage, small machinery, or animal shelters.

Nature lovers will enjoy hiking, trail riding, or hunting right on the property. The scenic coulee and rolling pasture create an environment that is not only practical but also a joy to explore. The privacy and open space make it ideal for those looking to live the ranch lifestyle or escape the city. If youâ€™ve been dreaming of a rural property that checks all the boxesâ€”livestock-ready, horse-equipped, and loaded with natural beautyâ€”this is it. Don't miss your opportunity to own a piece of Albertaâ€™s countryside with everything you need to live, work, and ride.

Built in 1960

**Essential Information**

MLS® #	A2243201
Price	\$810,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,230
Acres	104.65
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	14123 Township Road 404
Subdivision	NONE

City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

### **Amenities**

Parking	None
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### **Interior**

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Lawn, Many Trees, Farm, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	47
Zoning	Agricultural

### **Listing Details**

Listing Office	Digger Real Estate Inc.
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