

## **\$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 15

Zoning Zone 62

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Listing information last updated on June 15th, 2025 at 7:02pm MDT