

# \$649,000 - 452074 Rr 73, Alder Flats

MLS® #A2197926

## \$649,000

2 Bedroom, 1.00 Bathroom, 1,151 sqft

Agri-Business on 160.00 Acres

NONE, Alder Flats, Alberta

Private 160 acres with a Shop and Cabin. The Gated driveway leads to the yard site of this private getaway. Situated on the property is a 1151 sq/ft cabin and a 32'x55' shop. The Cabin built in 2015 has two bedrooms, one bathroom, and is heated with a wood fireplace and a wood burning in-floor heat system. The shop built in 2010 has a cement floor, power, kitchen, bathroom, and is also heated with a wood burning in-floor heat system. Great for hunting, quadding, or just relaxing. Kept private with lots of mature trees.

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2197926      |
| Price          | \$649,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,151         |
| Acres          | 160.00        |
| Year Built     | 2015          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Status         | Active        |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 452074 Rr 73 |
| Subdivision | NONE         |



|             |                              |
|-------------|------------------------------|
| City        | Alder Flats                  |
| County      | Wetaskiwin No. 10, County of |
| Province    | Alberta                      |
| Postal Code | T0C 0A0                      |

### **Interior**

|            |                                                                                        |
|------------|----------------------------------------------------------------------------------------|
| Appliances | Dryer, Refrigerator, Washer, Dishwasher, Electric Stove, Freezer, Washer/Dryer Stacked |
| Heating    | In Floor                                                                               |

### **Exterior**

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | Slab            |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 164                 |
| Zoning         | AG                  |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

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