

# \$180,000 - 10147 Twp Rd 430b, Rural Flagstaff County

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MLS® #A2252093

**\$180,000**

1 Bedroom, 1.00 Bathroom, 748 sqft

Residential on 5.12 Acres

NONE, Rural Flagstaff County, Alberta

Escape to your own wooded paradise with this one-of-a-kind acreage located just 5 minutes from Hardisty, Alberta. Spanning 5.12 acres across two lots, this property offers a peaceful retreat surrounded by mature trees and shrubs, complete with mowed walking paths for you to explore.

The cozy one-bedroom, one-bathroom cabin features a welcoming rustic charm and a wood-burning stove, perfect for chilly evenings. Recent updates include power pulled in within the last year, ensuring modern convenience while maintaining that back-to-nature feel. Outside, youâ€™ll find a huge deck thatâ€™s ideal for relaxing and soaking up the tranquil setting.

This property also comes equipped with a drilled well, an RV hookup, and even includes an RV trailer for guests. The entire acreage is fenced and offers year-round access, making it an excellent choice for a weekend getaway or a full-time residence.

Nature lovers will appreciate the locationâ€”just a short three-minute walk to Fish Lake and only steps from the local golf course. Hardisty Lake is also nearby, adding even more opportunities for outdoor fun. All of this is only a three-hour drive from Calgary, making it an easy escape from the city.

Where else can you find over five acres of



treed land with a cabin for under \$200,000?  
With great neighbors, unbeatable privacy, and  
so much potential, this is the perfect spot to  
relax, recharge, and enjoy everything Central  
Alberta has to offer. Contact your favorite  
agent today to schedule a private viewing!

### Essential Information

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2252093                              |
| Price          | \$180,000                             |
| Bedrooms       | 1                                     |
| Bathrooms      | 1.00                                  |
| Full Baths     | 1                                     |
| Square Footage | 748                                   |
| Acres          | 5.12                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, Cottage/Cabin |
| Status         | Active                                |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 10147 Twp Rd 430b      |
| Subdivision | NONE                   |
| City        | Rural Flagstaff County |
| County      | Flagstaff County       |
| Province    | Alberta                |
| Postal Code | T0B 1V0                |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan  |
| Appliances        | Bar Fridge, Gas Stove, See Remarks |
| Heating           | Wood Stove                         |
| Cooling           | None                               |
| Fireplace         | Yes                                |
| # of Fireplaces   | 1                                  |

|                   |                                              |
|-------------------|----------------------------------------------|
| Fireplaces        | Wood Burning                                 |
| Basement          | None                                         |
| <b>Exterior</b>   |                                              |
| Exterior Features | Other                                        |
| Lot Description   | Few Trees, Lawn, Many Tre<br>Cleared, Wooded |
| Roof              | Asphalt Shingle                              |
| Construction      | Metal Siding, Wood Frame                     |
| Foundation        | Piling(s)                                    |



**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 49                |
| Zoning         | CR                |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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