

# \$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.

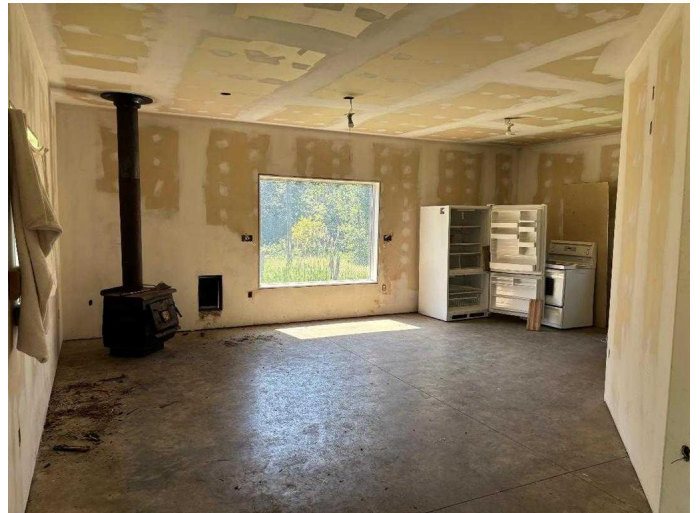
Built in 2015

### 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	166
Zoning	AG

### Listing Details

Listing Office	RE/MAX Real Estate (Edmonton)
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