

# \$479,900 - Se-05 -43-09-w4, Rural Flagstaff County

MLS® #A2212227

**\$479,900**

0 Bedroom, 0.00 Bathroom,  
Land on 175.00 Acres

NONE, Rural Flagstaff County, Alberta

Discover the freedom and beauty of prairie living on this stunning 175-acre parcel, located in the heart of Alberta’s countryside near the welcoming town of Hardisty. With gently rolling hills, a charming little creek, and breathtaking views from horizon to horizon, this land is the ideal canvas for your homestead dreams. Fully fenced and versatile, approximately 60 acres offer potential for cropping or livestock—whether you’re planning to work the land yourself or generate passive income through custom farming. The rest of the property invites endless possibilities: grazing, recreation, or finding that perfect building site where you can watch both sunrise and sunset from your front porch. Hardisty is just a short drive away and offers convenient access to restaurants, a grocery store, and other small-town essentials—giving you the best of rural living with nearby amenities. Whether you’re looking to farm, raise animals, or build your dream home in a picturesque setting, this land offers it all. Start building your future today—right here in Alberta’s beautiful prairie country.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2212227  |
| Price     | \$479,900 |
| Bathrooms | 0.00      |

|          |                  |
|----------|------------------|
| Acres    | 175.00           |
| Type     | Land             |
| Sub-Type | Residential Land |
| Status   | Active           |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | Se-05 -43-09-w4        |
| Subdivision | NONE                   |
| City        | Rural Flagstaff County |
| County      | Flagstaff County       |
| Province    | Alberta                |
| Postal Code | T0B 1V0                |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | April 16th, 2025  |
| Days on Market | 104               |
| Zoning         | AG - Agricultural |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | The Realty Bureau |
|----------------|-------------------|

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