# \$374,900 - 20001 Twp Rd 661, Flatbush

MLS® #E4434462

## \$374,900

3 Bedroom, 2.00 Bathroom, 1,147 sqft Single Family on 0.00 Acres

Flatbush, Flatbush, AB

Immaculate 1,146 sq ft 3 bed, 2 bath home built in 2021 with high energy efficiency in mind; located in the heart of Alberta's recreational paradise! ! Enjoy a bright a & open kitchen with stainless steel appliances and modern finishes, a primary bedroom with walk-in closet & 3-piece ensuite, plus two more bedrooms & a 4-piece bath. Outside, relax on the full-length deck with clear glass railing & strategically placed privacy panels to enjoy the views. A 24x24 heated shop with concrete floor & radiant heater for comfort at all seasons offers space for 2 vehicles, toys & tools. A fully screened-in hot tub room for year-round use is right off the house. Also includes a coverall shelter and shed. Located in a recreational paradise with fishing, quadding, and snowmobiling right from your door. Trails are 5 minutes away, link to the Trans Canada Trail in 10, or take a 2-hour ride to the mouth of the Pembina/Athabasca rivers. This property truly offers the best of rural living with modern comforts.

Built in 2021

# **Essential Information**

MLS® # E4434462 Price \$374,900

Lease Rate \$41







Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,147

Acres 0.00

Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 20001 Twp Rd 661

Area Flatbush
Subdivision Flatbush
City Flatbush
County ALBERTA

Province AB

Postal Code T0G 0Z0

#### **Amenities**

Amenities Air Conditioner, Deck, Fire Pit, Hot Tub, R.V. Storage

Parking Spaces 6

Parking Double Garage Detached, RV Parking

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric,

Washer, Window Coverings, Hot Tub

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Modular, Vinyl

Exterior Features Corner Lot, Flat Site, Golf Nearby, Level Land, Low Maintenance

Landscape, No Back Lane, Not Fenced

Lot Description Lot is sligthly irregular

Roof Asphalt Shingles

Construction Modular, Vinyl

Foundation Wood

### **Additional Information**

Date Listed May 3rd, 2025

Days on Market 166

Zoning Zone 70

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