

# \$515,000 - 43117 Highway 855, Rural Flagstaff County

MLS® #A2205769

**\$515,000**

3 Bedroom, 2.00 Bathroom, 1,290 sqft  
Residential on 6.50 Acres

NONE, Rural Flagstaff County, Alberta

Well looked after acreage with stunning new shop! This beautiful property sitting on 6.5 acres is a must see. The home has been tastefully updated and features 3 bedrooms, a generous sized family room, good kitchen and dining area and a undeveloped basement ready for you to put your own touch on it. Outside you'll notice the heated double car garage, barn with 1 side that doubles as a heated workshop, apple trees, raspberries perfect for jam and a couple garden spaces complete with garlic that will be ready this fall. The 40x40 new heated shop is perfect for anyone looking for more space or to possibly run a business out of. Septic was done approx 6 years ago, roof done in 2017, new sump pump in the basement, new concrete floor with interior weeping tile, and the list goes on.

Built in 1960

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2205769  |
| Price          | \$515,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,290     |
| Acres          | 6.50      |
| Year Built     | 1960      |



|          |                                  |
|----------|----------------------------------|
| Type     | Residential                      |
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 43117 Highway 855      |
| Subdivision | NONE                   |
| City        | Rural Flagstaff County |
| County      | Flagstaff County       |
| Province    | Alberta                |
| Postal Code | T0B 2A0                |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                            |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Unfinished                                                                       |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Private, Dog Run Fenced In, Garden |
| Roof              | Asphalt                            |
| Construction      | Wood Frame                         |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 136             |
| Zoning         | AG              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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