

# \$535,000 - 43117 Highway 855, Rural Flagstaff County

MLS® #A2205769

**\$535,000**

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	\$535,000
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	Dog Run Fenced In, Garden, Private
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 6th, 2025
Days on Market	76
Zoning	AG

### Listing Details

Listing Office	CIR Realty
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