

# \$525,000 - 43117 Highway 855, Rural Flagstaff County

MLS® #A2205769

**\$525,000**

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          | \$525,000 |
| 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   | Garden, Private, Dog Run Fenced In |
| Roof              | Asphalt                            |
| Construction      | Wood Frame                         |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 118             |
| Zoning         | AG              |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.