

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

### Additional Information

Date Listed	April 6th, 2025
Days on Market	29
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.