

43117 Highway 855  
Rural Flagstaff County, Alberta

MLS # A2268277

**\$475,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b> 1960 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1 full / 1 half
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	6.50 Acres	
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Many Trees	

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	11-43-16-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Huskavarna Lawn Mower, All Sheds, Fridge in Basement

Discover this stunning 6.5-acre property, a true must-see! The beautifully updated home features 3 bedrooms, 2 bathrooms, a spacious family room, a well appointed kitchen and dining area, and an undeveloped basement ready for your personal touch. Main floor laundry is an added bonus. Outside, you'll find a heated double car garage, a secure dog run with a 6 foot fence, and a barn with one side converted into a heated workshop. The grounds offer apple trees, raspberry bushes perfect for making jam, and multiple garden spaces. A brand new 40' x 40' heated shop provides incredible space for hobbies, storage, or even a home based business. Recent upgrades include a septic system (approx. 6 years ago), new roof (2017), new sump pump, and a new concrete basement floor complete with interior weeping tile. This property truly offers the perfect blend of comfort, functionality, and rural charm.