

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

MLS® #E4434095

**\$535,000**

3 Bedroom, 1.50 Bathroom, 1,290 sqft

Rural on 6.50 Acres

None, Rural Flagstaff County, AB

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® #	E4434095
Price	\$535,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,290
Acres	6.50



Year Built	1960
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	43117 Highway 855
Area	Rural Flagstaff County
Subdivision	None
City	Rural Flagstaff County
County	ALBERTA
Province	AB
Postal Code	T0B 2A0

### Amenities

Features	Deck
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 6th, 2025
Days on Market	36
Zoning	Zone 80

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Listing information last updated on May 12th, 2025 at 12:47pm MDT