



GRASSROOTS
REALTY GROUP

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43117 Highway 855
Rural Flagstaff County, Alberta

MLS # A2268277



\$496,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,293 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	6.50 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Many Trees		

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