

# \$610,000 - 42245 Hwy 855, Rural Flagstaff County

MLS® #A2149079

**\$610,000**

5 Bedroom, 3.00 Bathroom, 1,842 sqft  
Residential on 4.72 Acres

NONE, Rural Flagstaff County, Alberta

Gorgeous treed acreage with 4.72 acres, located just off HWY 855. This property has been fully renovated upstairs and downstairs in the last 5 years. Large front entry with an open concept kitchen, dining and living room. There are 3 bedrooms down the hall and a 4pc bathroom. There is separate entry in the front to basement suite, shared laundry and 3pc bathroom. The downstairs suite has 2 large bedrooms, open concept kitchen, dining and living room. There is also plenty of storage downstairs. There is a 24x25 attached heated double garage and a detached 30x20 heated shop that was built in 2023.

Landscaped with a large variety of trees from towering Aspen to Oak, Poplar, Birch along with apple and cherry trees, raspberries, and a wonderful huge garden. The backyard is fenced for the kids or pets to run around. Out front there is another fenced area with a shelter, perfect for horses. With all the trees the wind seldom can be felt making the sitting on your deck enjoyable. Enjoy your coffee on the covered back patio while the kids play.

Built in 1981

## Essential Information

MLS® #	A2149079
Price	\$610,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,842
Acres	4.72
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	42245 Hwy 855
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2A0

### Amenities

Parking Spaces	10
Parking	Double Garage Attached, Gravel Driveway, Heated Garage
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Range Hood, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Lawn, Landscaped, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	July 12th, 2024
Days on Market	280
Zoning	RA

**Listing Details**

Listing Office	Coldwell Banker Ontrack 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.