# **\$343,000 - 42426 Highway 855, Rural Flagstaff County**

MLS® #A2205488

### \$343,000

3 Bedroom, 2.00 Bathroom, 1,080 sqft Residential on 7.78 Acres

NONE, Rural Flagstaff County, Alberta

Wonderful acreage only minutes south of Heisler. This property features a lovely farm style home with 3 bedrooms on the main floor, generous sized family room with tons of natural light, good kitchen and dining area and a developed basement with cozy wood burning stove. A cold room, laundry/storage room and office that could be utilized for an additional bedroom complete this lovely lower level. Outside you'll notice the single car garage, 40 ft sea can, good barn, hazelnut trees and large quonset that is used for storage but could easily be turned into a shop if needed. Mature tree's and cross fencing make a nice set up for some animals here. New roof 2022 on the house and garage and all of this and situated on 7.78 acres. Pride in ownership is on display here!



#### **Essential Information**

MLS® # A2205488

Price \$343,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,080

Acres 7.78 Year Built 1965

Year Built 1965

Type Residential







Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 42426 Highway 855

Subdivision NONE

City Rural Flagstaff County

County Flagstaff County

Province Alberta
Postal Code T0B 2A0

#### **Amenities**

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), See Remarks

Appliances Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees,

Private, See Remarks, Treed, Views

Roof Metal

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 15

Zoning Acreage

# **Listing Details**

Listing Office CIR Realty

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