

# \$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!

Built in 1965

## 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
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	16
Zoning	Acreage

**Listing Details**

Listing Office            CIR Realty

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