

\$496,000 - 43117 Highway 855, Rural Flagstaff County

MLS® #A2268277

\$496,000

3 Bedroom, 2.00 Bathroom, 1,293 sqft
Residential on 6.50 Acres

NONE, Rural Flagstaff County, Alberta

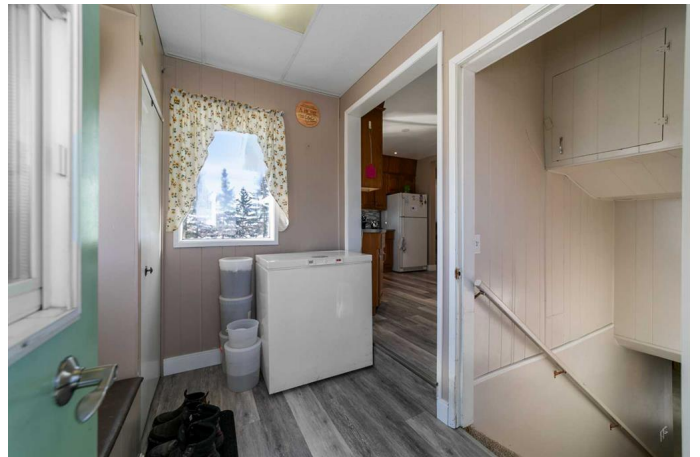
Discover this stunning 6.5-acre property, a true must-see! The beautifully updated home features 3 bedrooms, 2 bathrooms, a spacious family room, a well appointed kitchen and dining area, and an undeveloped basement ready for your personal touch. Main floor laundry is an added bonus. Outside, you'll 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.

Built in 1960

Essential Information

MLS® #	A2268277
Price	\$496,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,293
Acres	6.50
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	43117 Highway 855
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2A0

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Dog Run, Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Dog Run Fenced In, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2025
-------------	--------------------

Days on Market	18
Zoning	RA

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.