

\$550,000 - 42245 Hwy 855, Rural Flagstaff County

MLS® #A2149079

\$550,000

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 | \$550,000 |
| 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 | Kitchen Island, Open Floorplan, Built-in Features, Separate Entrance, Storage |
| Appliances | Dishwasher, Refrigerator, Microwave, 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 | Landscaped, No Neighbours Behind, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Lawn, Treed |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 12th, 2024 |
| Days on Market | 431 |
| Zoning | RA |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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