

# \$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 |
| Sold Price     | \$333,000 |
| 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   | Sold                             |

### 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 |
|---------|------------------------|

### 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, Fruit Trees/Shrub(s), Front Yard, 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 |
| Date Sold      | May 27th, 2025  |
| Days on Market | 51              |

|          |         |
|----------|---------|
| Zoning   | Acreage |
| HOA Fees | 0.00    |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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