



43040 HWY 855
Rural Flagstaff County, Alberta

MLS # A2306181



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,297 sq.ft.	Age:	1935 (91 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	3.31 Acres		
Lot Feat:	Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	3-43-16-W4
Exterior:	Vinyl Siding	Zoning:	Ag
Foundation:	Combination	Utilities:	-
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: Washer, Dryer, Sheds, John Deere Lawn Tractor

Welcome Home to the Not-So-Little House on the Prairie. 2297sqft Classic Country Two Storey on 3 acres at the outskirts of the Village of Heisler and as a bonus... it's on Municipal Water! This home is perfectly suited for a growing family looking for room to spread out and enjoy the peace of rural life. Featuring 4 bedrooms, 2 bathrooms and plenty of functional living space, this home offers the ideal blend of comfort, practicality, and privacy. Enjoy the rustic charm of the wonderful wood finishing throughout or sit by the grand stone surround fireplace that provides the perfect backdrop to your acreage paradise. The large 26x26 attached garage provides ample room for vehicles, storage, and hobbies, while the beautifully treed 3-acre parcel gives you endless possibilities for outdoor living, gardening, recreation, or simply enjoying the open space. Adjoining 55 acres of pasture is also available to rent with year round stock waterer access. Whether you're raising a family, looking for more space, or dreaming of acreage living, this property offers the perfect opportunity to enjoy the best of rural Alberta living.