



42567 Highway 856
Rural Flagstaff County, Alberta

MLS # A2315152

\$535,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,340 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Gated, Gravel Driveway, Heated		
Lot Size:	7.56 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No N		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Other
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	35-42-15-W4
Exterior:	Composite Siding, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Sump Pump(s), Suspended Ceiling		

Inclusions: ALL ATTACHED METAL FENCING, GREENHOUSE

Take a look at this perfect family acreage on pavement. 7.56 acres, very well set up for horses. Pride in ownership shows inside and out. 1340sqft. Bungalow, 5 bedrooms, 2 1/2 bathrooms. As you step into this immaculate home you will appreciate the layout. The main floor features a nice size kitchen with a centre island, spacious dining room for those family gatherings with a sliding door to the back deck. The large living room has a bay window to let in all the natural light, 3 nice size bedrooms, 4 piece bathroom. Main floor laundry with the added bonus of a 2 piece bathroom. The finished basement has a huge family room with plenty of space for TV and games area, 2 more bedrooms, another 3 piece bathroom. Large storage room and the mechanical room has even more storage. Some renos over the years include; flooring, paint, bathrooms, light fixtures, hot water tank, pressure tank, fencing just to mention a few. The house is also wired for a backup generator. Now let's talk about the yard site. 24' x 24' detached garage, new furnace and insulation and new service panel with 220 V. 40' x 80' quonset with a new service panel 220 V, new LED lights, 30 foot cement floor. This would make an ideal shop with storage room for all your toys. Raised planter boxes and a perfect greenhouse to start your plants for spring. 28' x 40' barn with power. Fully fenced yard is well set up for horse with a home pen that includes a large shelter, waterer for summer and winter. Four connected paddocks and a hayfield. A second well with insulated pump house for your livestock. The yard site is well protected with many trees around the perimeter. Owners planted an additional 50 trees and bushes. Your family will enjoy country living at its best with this well maintained acreage.