

# **\$1,899,000 - 59529a Rge Rd 33, Rural Barrhead County**

MLS® #E4437635

**\$1,899,000**

4 Bedroom, 3.50 Bathroom, 2,127 sqft

Rural on 143.00 Acres

None, Rural Barrhead County, AB

Barrheads Premier 145 acre & Prestigious Home Property only 2mi from town boundaries w/ immediate access to hard top roads. Top quality 2127sq ft Bungalow w/ fully finished easy access bsmnt courtesy of wheel chair friendly interior ramp. Over sized heated attached garage plus 30'x68' heated high wall shop complete w/ 220V power, parts storage & full mezzanine. Home features amazing kitchen & dining space w/ extensive hardwood cabinetry, preparation island & stainless appliances. 2 beds up & 2 down plus flexible office space & bsmnt games room. 4 Bathrooms include a grand 5pc shower & soaker tub ensuite. \$4550 tower lease revenue plus potential 120plu arable acre land rental revenue. Built w/ important unseen upgrades in insulation & structure. Convenient main floor laundry, easy access 2nd kitchen, cold room, front & back decks w/ powder coated railings. Maturely treed yard site. Water dugout for livestock. Privacy, Tranquility & Endless Possibilities much much more to see in person.

Built in 2012

## **Essential Information**

MLS® # E4437635

Price \$1,899,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,127
Acres	143.00
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	59529a Rge Rd 33
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N2

### Amenities

Features	See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Landscaped, Level Land, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 18th, 2025
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Days on Market 5

Zoning Zone 70

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Listing information last updated on May 22nd, 2025 at 11:47pm MDT