

## \$575,000 - 59225 Rge Rd 31, Rural Barrhead County

MLS® #E4356251

**\$575,000**

4 Bedroom, 2.00 Bathroom, 1,380 sqft

Rural on 6.20 Acres

None, Rural Barrhead County, AB

Stunning 6.2 acre Property w/ solid restyled Bungalow, good Shop & fabulous maturely treed landscaping & yard space only 3 mi SE of Barrhead. Private & peaceful setting. Home features many upgrades including shingles, furnace, floors, extensive cabinetry, vinyl windows & more. 4 good sized Bdrms & 2 quality Baths including jetted tub & standing showers. Large living & family spaces both upstairs & down. Spacious dining room attaching to excellent screened in patio sitting area. Very inviting special space that accommodates all age categories. Heated Shop features 30'x50' size along w/ 12'x50' open lean too. 11' shop ceilings & 10'h OH door. Plentiful drinking water courtesy of 2 separate wells plumbed & tied together for anything you may require. Yard storage. Livestock fencing. Heavily graveled yard w/ very good parking & access for larger trucks or equipment.

Built in 1969

### Essential Information

MLS® #	E4356251
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,380
Acres	6.20
Year Built	1969
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	59225 Rge Rd 31
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N3

### Amenities

Features	See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 27th, 2023
Days on Market	709
Zoning	Zone 70

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