

## \$399,900 - N/A, Rural Barrhead County

MLS® #E4427392

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,875 sqft

Rural on 4.00 Acres

None, Rural Barrhead County, AB

COMPLETELY RENOVATED 3br2ba BUNGALOW on FOUR ACRES of treed and FENCED property! The main floor of this property features a large living room, open kitchen with CUSTOM BUILT CABINETS and SOFT CLOSE DRAWERS, two bedrooms with a four piece bath and a primary bedroom with a three piece ENSUITE and a WALK IN CLOSET. Downstairs is a partial unfinished basement for storage or potential development for a fourth bedroom. Newer furnace and water heater. Lovely yard set back from the highway with NEW WELL, mature trees and a FENCED DOG RUN. Pasture space at the front of the property offers great potential for a couple horses. ON PAVEMENT just off Hwy 651, close to Lake Nakamun and 12 km west of Busby with easy access to Westlock or Barrhead. MOVE IN READY - all it needs is you!

Built in 2021

### Essential Information

MLS® #	E4427392
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,875



Acres	4.00
Year Built	2021
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	N/A
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0G 0H0

### Amenities

Features	Dog Run-Fenced In, R.V. Storage, Vinyl Windows, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 25th, 2025
Days on Market	132
Zoning	Zone 70

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