# \$160,000 - 6206 Twp Rd 605, Rural Barrhead County

MLS® #E4450579

## \$160,000

1 Bedroom, 0.00 Bathroom, 1,088 sqft Rural on 5.24 Acres

None, Rural Barrhead County, AB

THIS SETUP HAS LOTS OF OPTIONS FOR YOU! It's beside Clear Lake and could be used as a WEEKEND COTTAGE. It has fencing, 4 pens, riding arena, auto waterer, and shelters so it could be utilized as a HOBBY FARM..one shelter even has a tack room with power. The house could be designed & finished off and totally serviced, or you could leave it OFF-GRID. The basement with ICF foundation, dirt floor & walk-out door, contains the 2 cisterns which are tied directly to the auto waterer. The stove is brand new and not hooked up. The woodstove is a good BlazeKing model. So...there's tons of potential and flexibility with this 1088 sqft home on 5.24 acres located 23 miles NW of Barrhead. The metal round pen, and approx 5 cords of wood are negotiable.



#### **Essential Information**

MLS® # E4450579 Price \$160,000

Bedrooms 1

Bathrooms 0.00

Square Footage 1,088

Acres 5.24

Year Built 2018

Type Rural







Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

# **Community Information**

Address 6206 Twp Rd 605

Area Rural Barrhead County

Subdivision None

City Rural Barrhead County

County ALBERTA

Province AB

Postal Code T0G 2G0

#### **Amenities**

Features Exterior Walls- 2"x6", No Smoking Home, See Remarks

### Interior

Heating Wood Stove, Wood

Stories 1

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood

Exterior Features Boating, Fenced, Hillside, Partially Landscaped

Construction Wood

Foundation Insulated Concrete Form

#### Additional Information

Date Listed July 31st, 2025

Days on Market 108

Zoning Zone 70

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