

## \$799,900 - 60027 Rr 40, Rural Barrhead County

MLS® #E4455633

**\$799,900**

3 Bedroom, 2.00 Bathroom, 1,345 sqft

Rural on 76.69 Acres

None, Rural Barrhead County, AB

Welcome to a charming bungalow nestled on a quiet and private 76.31 acre parcel in Rural Barrhead County. This versatile property offers the perfect blend of rural comfort and agricultural potential – ideal for hobby farmers, those seeking to harvest crops, or anyone yearning for a peaceful country lifestyle. The well-cared-for home features over 1,300 sq. ft. of living space on the main floor with a practical layout that includes 3 generously sized bedrooms and 2 full bathrooms. Kitchen, dining and living areas provide warm gathering spaces, or sit on the large Deck to enjoy beautiful natural views. Step outside and you™ll find everything you need to live and work comfortably on the land. A double detached heated garage, a separate workshop, a greenhouse, a deck, and even a hot tub are all included. The property is surrounded by mature landscaping and open spaces well suited for growing crops or raising animals. Only 7.9 kms from town on paved roads.

Built in 1963

### Essential Information

MLS® # E4455633

Price \$799,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,345                  |
| Acres          | 76.69                  |
| Year Built     | 1963                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 60027 Rr 40           |
| Area        | Rural Barrhead County |
| Subdivision | None                  |
| City        | Rural Barrhead County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7N 1N3               |

### Amenities

|          |                                                                           |
|----------|---------------------------------------------------------------------------|
| Features | Deck, Hot Tub, Hot Water Natural Gas, R.V. Storage, Workshop, See Remarks |
|----------|---------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood                                                     |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Landscaped, See Remarks |
| Construction      | Wood                                                     |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 75                  |
| Zoning         | Zone 70             |

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Listing information last updated on November 16th, 2025 at 7:17am MST