

# **\$1,950,000 - 59512 Rge Rd 33, Rural Barrhead County**

MLS® #E4416929

**\$1,950,000**

5 Bedroom, 4.00 Bathroom, 3,308 sqft

Rural on 80.20 Acres

None, Rural Barrhead County, AB

Unbelievable story book property featuring amazing home, gorgeous mature yard-site, shop & building Support plus 80 acres of quality farm land located 2 mi East of the Town of Barrhead. Main home features 5376 sq ft of exceptionally finished living space. Hardwood & quality tile, open heavy timber beam accenting, spiral stair cases, multiple family & entertainment spaces, sauna, hot tub, spectacular outdoor entertainment plus much, much more to see. 2 separated yard sites (Residential & Business) creates convenience & tranquility between the 2 spaces. 35x25 Attached 3 bay Garage, 85x42 Carpenter/ Auto Shop w/ 35x14 lean too, 80x42 Mechanic Shop w/ 80x44 lean too, 80x20 Open Pole Shed, 67x82 High wall Steel Building, 12x53 Guest Mobile Home, (7000sq ft Heated Shop area plus 11,000sq ft Cold Storage). 70 plus acres of crop-able acres. A staple feature property of the area w/ everything you could imagine. Bed & Breakfast capable w/ multiple res & com rental & revenue options for support. Real must see.

Built in 1980

## **Essential Information**

MLS® # E4416929

Price \$1,950,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,308
Acres	80.20
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	59512 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, Natural Gas
Stories	3
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	January 2nd, 2025
Days on Market	108

## Zoning

## Zone 70

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Listing information last updated on April 20th, 2025 at 7:47pm MDT