

\$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
----------	-------------

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	601
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)
Listing information last updated on April 19th, 2025 at 9:47am MDT