

# **\$1,299,000 - Highway 33 And Rge Rd 51, Rural Barrhead County**

MLS® #E4424106

**\$1,299,000**

3 Bedroom, 1.00 Bathroom, 1,144 sqft

Rural on 77.10 Acres

None, Rural Barrhead County, AB

Exceptional Buildings & Structure capable of high capacity commercial applications & exposure on 80 acres along high exposure paved Highway 33 only 12 mi NW of Barrhead w/ quality Residence which could easily be converted to an office or base of operations as well. The Modern Shops include 54'x95' heated, 54'x96' heated & 80'x80' open machine shed w/ 24' high walls. Shops are high quality built w/ excellent concrete, insulating value, lined interior's, extensive power & electrical work along w/ bright lighting & flexible usage potential. 2 bedroom home features easy access, bright airy space & complete upgrades. 2.5 acres of heavily gravelled yard space features close to 100 truck loads of gravel, sloped drainage & underground water capture creating a yard capable of extra heavy equipment traffic & uninhibited usage. The 80 acres has been newly livestock fenced w/ some pasturable lands freshly cleared drained & seeded w/ balance featuring mature old growth trees. Current rental revenue return. Must see!!

Built in 2018

## **Essential Information**

MLS® #

E4424106



Price	\$1,299,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,144
Acres	77.10
Year Built	2018
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	Highway 33 And Rge Rd 51
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

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 4th, 2025
Days on Market	47

## Zoning

## Zone 70

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Listing information last updated on April 20th, 2025 at 6:47pm MDT