

## \$259,900 - 58217 Rr 25, Rural Barrhead County

MLS® #E4431302

**\$259,900**

2 Bedroom, 1.00 Bathroom, 1,056 sqft

Rural on 19.77 Acres

None, Rural Barrhead County, AB

SECLUDED 19.77 ACRES ON A DEAD-END ROAD. Located 15 miles SE of Barrhead and 45 minutes NW of Edmonton, this acreage is approx. 75% bush and has a long driveway which provides lots of privacy. The 1056 sqft modular home is situated such that there is a fantastic view to the south. Upgrades include shingles (2017), kitchen cabinets/countertop (2013), furnace (2013), and most windows. The living room is huge, so you could make a third bedroom if required. Comes with underground power, natural gas, and a drilled well (approx. 250'), but NO SEPTIC SYSTEM (currently straight discharge). There are also many sheds to accommodate all your storage needs, plus a heated well house, 2 outside hydrants, and a wooden deck...overlooking a field to the south. If you want a place off of the beaten path, then this just might be what you're looking for.

Built in 1978

### Essential Information

MLS® #	E4431302
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,056



Acres	19.77
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	58217 Rr 25
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 0L5

### Amenities

Features	Deck
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### Interior

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

### Exterior

Exterior	Modular
Exterior Features	Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Modular
Foundation	Block

### Additional Information

Date Listed	April 15th, 2025
Days on Market	5
Zoning	Zone 70

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Listing information last updated on April 20th, 2025 at 12:47am MDT