

\$419,900 - Rr22, Rural Barrhead No. 11, County of

MLS® #A2137223

\$419,900

3 Bedroom, 2.00 Bathroom, 1,920 sqft

Residential on 9.91 Acres

N/A, Rural Barrhead No. 11, County of, Alberta

Want to get into rural living but at entry level prices? Want to live in the country but stay close to the city for work and amenities? Do you like small town, country living or even lake life? Then take a look at this property!

Discover the perfect blend of space and comfort in this charming two-story split with a basement, offering over 1900 sq/ft of living area and an additional 616 sq/ft of basement space. The main floor boasts a welcoming living room, kitchen, designated dining room, and a cozy breakfast nook facing east. Step outside to the expansive deck, perfect for entertaining. Upstairs, find three bedrooms including a spacious master with a walk-in closet and direct access to the large four-piece bathroom featuring a hot tub (functionality not warranted). The lower level is a cozy retreat with a wood-burning stove, wet bar, four-piece bathroom, and walk-out access to a cement slab with a firepit.

The basement houses utility and laundry areas, central vac, and offers ample potential for further development or generous storage space. A massively oversized, quad-space detached garage with two 7' doors easily fits four full-sized trucks plus room for a workbench and tool storage, with 220-volt capability for an air compressor or welder. Attached at the rear is a shop with a 12' door. Additionally, there's an old dairy barn (39'5" x 127') with a cement floor, suitable for a shop or animal housing. Two wells ensure an



uninterrupted water supply.

Located just 100 meters from a small country elementary school and only a five-minute drive to Lac La Nonne, where you can enjoy fishing and water sports. Despite the rural setting, there's only about 50 meters of gravel road. Edmonton is just an hour away via a simple paved route, making commuting easy. The town of Barrhead is a mere 20-minute drive, also on paved roads. Experience country living at its finest with this exceptional acreage!

Built in 1990

Essential Information

MLS® #	A2137223
Price	\$419,900
Sold Price	\$380,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,920
Acres	9.91
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey Split, Acreage with Residence
Status	Sold

Community Information

Address	Rr22
Subdivision	N/A
City	Rural Barrhead No. 11, County of
County	Barrhead No. 11, County of
Province	Alberta
Postal Code	T0G0H0

Amenities

Parking Spaces	8
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Parking	Additional Parking, Gravel Driveway, Quad or More Detached
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Interior

Interior Features	Central Vacuum, Laminate Counters, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar, Wood Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Cleared, Fruit Trees/Shrub(s), Few Trees, Lawn, Gentle Sloping, No Neighbours Behind, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2024
Date Sold	August 2nd, 2024
Days on Market	60
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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