

\$668,800 - 59502 Range Road 35, Rural Barrhead No. 11, County of

MLS® #A2175707

\$668,800

4 Bedroom, 4.00 Bathroom, 1,480 sqft
Residential on 5.21 Acres

NONE, Rural Barrhead No. 11, County of, Alberta

A speck of dust would die of loneliness in this stunning 5.21-acre acreage, offering the perfect blend of modern comfort and rural serenity. This 1,488 sq ft bungalow is designed with family living in mind, featuring 4 bedrooms (2 up & 2 down) and 4 bathrooms, making it ideal for growing families or those who love to entertain.

Inside, you'll find upgraded laminate flooring throughout the home—no carpet, making it both stylish and low-maintenance. The bright kitchen boasts white cabinetry, an island for meal prep and all the conveniences of main-floor living.

This beautiful home features a highly functional main-floor laundry, designed for ultimate convenience and organization. The space boasts double sinks, perfect for tackling large loads or delicate handwashing, along with ample counter space to fold and sort laundry with ease. A generous array of storage cabinets provides plenty of room to neatly store detergents, linens, and household essentials, while a full-sized clothes closet ensures you have plenty of space to hang garments fresh out of the dryer. This laundry room seamlessly combines style and efficiency, making daily chores a breeze.



The fully developed basement is a cozy retreat with in-floor heating, perfect for movie nights or extra guest space. The home is complete with a double attached heated garage to keep your vehicles warm and ready in any season.

Outside, youâ€™ll love the expansive wrap-around deck, perfect for enjoying your morning coffee while soaking in the peaceful views of the countryside. A 48' x 32' heated shop with a concrete floor and in-floor heating offers plenty of space for hobbies, storage, or even a home business. Additionally, there are 2 garden / storage sheds as well as a 1,140 sq ft metal-clad building with a gravel floor for extra storage needs, ideal for equipment or seasonal items.

Families will appreciate the children's play structure, making this property perfect for kids to explore and enjoy the great outdoors. And with its convenient location just seconds from Barrhead, you'll have the peace and privacy of acreage living while being close to town amenities.

This incredible property is a rare findâ€”schedule a viewing today and experience all it has to offer! Listing Realtor is Related to the Seller.

Built in 2005

Essential Information

MLS® #	A2175707
Price	\$668,800
Sold Price	\$635,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,480

Acres	5.21
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Sold

Community Information

Address	59502 Range Road 35
Subdivision	NONE
City	Rural Barrhead No. 11, County of
County	Barrhead No. 11, County of
Province	Alberta
Postal Code	T7N 1N3

Amenities

Parking Spaces	20
Parking	Double Garage Attached, Driveway, Heated Garage, Quad or More Detached

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Freezer, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Electric Range, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Few Trees, Front Yard, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete, Perimeter Wall

Additional Information

Date Listed	October 29th, 2024
Date Sold	January 8th, 2025

Days on Market	69
Zoning	CRR
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Grande Prairie

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