

# **\$640,000 - 60105 Range Road 30, Rural Barrhead County**

MLS® #E4443151

**\$640,000**

3 Bedroom, 2.50 Bathroom, 1,750 sqft

Rural on 15.00 Acres

None, Rural Barrhead County, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome to your private sanctuary. This private 15-acre acreage is located 9km from Barrhead down a no exit road with nearest neighbors approximate 1 mile away. Enjoy peace and tranquility in the recently renovated open concept 1700 sq ft, 3 bed 2.5 bath house. Featuring a fully finished basement, sauna, wood burning fireplace, gas fireplace 3 car garage, a 40 by 50 insulated heated shop with plumbing, cross fenced 10 acres with 2 heated water bowls along with out buildings. Enjoy the fruits of nature with perennial asparagus, saskatoons, razzberry, cherry, apple and rhubarb. Optional second acreage with additional 5 acres of land available.

Built in 1981

## **Essential Information**

MLS® #	E4443151
Price	\$640,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,750
Acres	15.00
Year Built	1981
Type	Rural
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	60105 Range Road 30
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0G 0G0

### Amenities

Features	Closet Organizers, Deck, Detectors Smoke, Dugout Basement, Fire Pit, Front Porch, No Smoking Home, R.V. Storage, Sauna; Swirlpool; Steam, Sunroom, Vaulted Ceiling, Workshop, Vacuum System-Roughed-In, Exterior Walls 2"x12", Natural Gas BBQ Hookup
----------	---

### Interior

Heating	Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Fenced, Fruit Trees/Shrubs, No Through Road, Private Setting, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 19th, 2025
Days on Market	30
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 July 19th, 2025 at 1:32pm MDT