

# **\$575,000 - 56419 Range Road 20, Rural Barrhead County**

MLS® #E4451448

**\$575,000**

4 Bedroom, 2.50 Bathroom, 1,430 sqft

Rural on 17.15 Acres

None, Rural Barrhead County, AB

Excellent hobby farm acreage - featuring 17 acre property with attractive and mature yard site, 3 very productive wells, fenced and cross fenced. An attractive and uniquely developed house with 3 large decks and hot tub, providing a superb exterior. The interior provides an entrance porch with closets and 2 unit washroom. Then enter to a large kitchen and large dining room with windows and patio doors. Continuing to the adjacent living room with a feature free standing brick fireplace.

The balance is 2 bedrooms, office, 4 unit bath.

The basement also provides more family features. Such as large family room split by a large brick fireplace. 2 bedrooms, 3 unit bathroom, canning room and storage. The main yard buildings are a 32'x72' Quonset/animal barn and a 50'x72' shop/shed. PLEASE NOTE THIS UNIQUE BUILDING SITE HAS A SUPERB VIEW THAT OVERLOOKS MUCH OF THE AREA TO THE EAST.

Built in 1979

## **Essential Information**

MLS® #	E4451448
Price	\$575,000
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,430
Acres	17.15
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	56419 Range Road 20
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0G 0H0

### Amenities

Features	Air Conditioner, Deck, Exercise Room, Exterior Walls- 2"x6", Hot Water Natural Gas, Walk-up Basement, Workshop, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Hillside, Landscaped, Private Setting, Ravine View, Schools, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 6th, 2025

Days on Market 9

Zoning Zone 70

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