

\$640,000 - 30 59209 Hwy 18, Rural Barrhead County

MLS® #E4465070

\$640,000

4 Bedroom, 3.00 Bathroom, 1,378 sqft

Rural on 6.13 Acres

None, Rural Barrhead County, AB

Discover the perfect balance of comfort, freedom & functionality. This hillside bungalow with a walkout basement sits on 6.13 acres of privacy and modern amenities. On the main level you'll find 2 bedrooms & 2 full baths. The primary offers a spacious retreat with a walk-in shower & walk-in closet. The open-concept main floor kitchen, living & dining area features handcrafted SOLID PINE cabinetry, & a large island, gas fireplace & outdoor balcony access - perfect for family connection or weekend entertaining. Downstairs, the walkout basement includes cozy IN FLOOR heat, a wood-burning stove, & flex space for games, kids or extended family. Whether you're a hobbyist, homesteader, or growing family, this home was designed to work as hard as you do. Outside, a heated triple garage gives you the freedom to take on projects year-round; from mechanics & woodworking to storing your toys. Mature trees, close proximity to the highway, a lake minutes away, this acreage blends modern comfort with everyday adventure.

Built in 2020

Essential Information

MLS® # E4465070

Price \$640,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,378
Acres	6.13
Year Built	2020
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	30 59209 Hwy 18
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N3

Amenities

Features	Deck, Hot Water Tankless, No Animal Home, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Workshop
Parking Spaces	10

Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Hillside, Treed Lot, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed November 7th, 2025

Days on Market 1

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 November 8th, 2025 at 5:17am MST