

# **\$439,900 - 60519 Range Road 55a, Rural Barrhead County**

MLS® #E4439283

**\$439,900**

3 Bedroom, 3.00 Bathroom, 2,600 sqft

Rural on 9.00 Acres

None, Rural Barrhead County, AB

Truly a nature lover's retreat with 9 acres backing on to several quarters of crown land on a quiet dead-end road. The custom built 3379 sq ft four-level split home has been lovingly cared for by the original owner. The main level features a gorgeous vaulted living room with fireplace, kitchen with island & access to the new covered deck & a dining room, all with vinyl plank flooring. Upstairs are 2 spacious bedrooms & 2 baths including a primary suite with 4 pce ensuite. The 3rd level offers a 3rd bedroom w/wardrobe, laundry, family room with backyard access & office area that could become a 4th bedroom. The 4th level has a cedar-lined hot tub room, cold room, storage, utility room, & additional room. The beautiful yard is full of mature trees. A 24x26 double detached garage is next to the house. A functional wood boiler system previously heated the home, garage, & trailer (& could again) for utility savings. A unique opportunity for outdoor enthusiasts, bird watchers & privacy seekers alike. A must see!

Built in 1985

## **Essential Information**

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Price \$439,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,600
Acres	9.00
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	60519 Range Road 55a
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0G 2G0

### **Amenities**

Features	Crawl Space, Deck, Fire Pit, Front Porch
Parking Spaces	6

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, See Remarks, Natural Gas
Fireplace	Yes
Stories	4
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, No Through Road, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 29th, 2025

Days on Market 18

Zoning Zone 70

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