

\$1,299,000 - Highway 33 And Rge Rd 51, Rural Barrhead County

MLS® #E4424106

\$1,299,000

3 Bedroom, 1.00 Bathroom, 1,144 sqft
Single Family on 77.10 Acres

None, Rural Barrhead County, Alberta

Exceptional Buildings & Structure capable of high capacity commercial applications & exposure on 80 acres along high exposure paved Highway 33 only 12 mi NW of Barrhead w/ quality Residence which could easily be converted to an office or base of operations as well. The Modern Shops include 54'x95' heated, 54'x96' heated & 80'x80' open machine shed w/ 24' high walls. Shops are high quality built w/ excellent concrete, insulating value, lined interior's, extensive power & electrical work along w/ bright lighting & flexible usage potential. 2 bedroom home features easy access, bright airy space & complete upgrades. 2.5 acres of heavily gravelled yard space features close to 100 truck loads of gravel, sloped drainage & underground water capture creating a yard capable of extra heavy equipment traffic & uninhibited usage. The 80 acres has been newly livestock fenced w/ some pasturable lands freshly cleared drained & seeded w/ balance featuring mature old growth trees. Current rental revenue return. Must see!! (id:6289)

Built in 2018

Essential Information

Listing #	E4424106
Price	\$1,299,000



Bedrooms	3
Bathrooms	1.00
Square Footage	1,144
Acres	77.10
Year Built	2018
Type	Single Family
Style	Bungalow

Community Information

Address	Highway 33 And Rge Rd 51
Subdivision	None
City	Rural Barrhead County
Province	Alberta
Postal Code	T7N1N2

Amenities

Features	Private setting, Treed, See remarks, Agriculture
Parking	Detached Garage, Heated Garage, See Remarks
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings, See remarks
Heating	Forced air
# of Stories	1

Listing Details

Listing Office	Sunnyside Realty Ltd
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