

\$479,000 - 59309 Range Road 35, Rural Barrhead County

MLS® #E4428908

\$479,000

3 Bedroom, 3.50 Bathroom, 1,896 sqft

Rural on 1.16 Acres

None, Rural Barrhead County, AB

This high efficiency home, built with attention to detail, is located just south of MacGill Estates on a little over an acre lot with town services. This riverfront property boasts beautiful views to the east and the south. The lot has plenty of room for a shop or a garden or whatever you dream of. The main level is an open concept with the kitchen, dining and living room. The custom Heart Birch kitchen is well thought out with a stunning wood hood fan, plenty of drawers, a corner pantry along with other special features. The second level master has a south facing balcony and a four piece ensuite. The second bedroom has an east facing balcony. Both balconies have glass rail to enjoy the view. In addition to the three bedrooms there is an office, laundry/craft room and 2 piece bath on this level. The single attached garage is double deep for storage. There are two well built utility sheds on the property also. This unique acreage is a treat to view!

Built in 2010

Essential Information

MLS® # E4428908

Price \$479,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,896 |
| Acres | 1.16 |
| Year Built | 2010 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 59309 Range Road 35 |
| Area | Rural Barrhead County |
| Subdivision | None |
| City | Rural Barrhead County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7N 1N3 |

Amenities

| | |
|----------|---|
| Features | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, R.V. Storage, Vinyl Windows |
|----------|---|

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Heating | Fan Coil, In Floor Heat System, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Flat Site, Golf Nearby, No Back Lane, No Through Road, River Valley View, River View, Schools, Shopping Nearby, Waterfront Property |
| Construction | Wood |
| Foundation | Slab |

Additional Information

Date Listed April 3rd, 2025

Days on Market 16

Zoning Zone 70

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Listing information last updated on April 19th, 2025 at 4:32am MDT