

\$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

Rural on 77.10 Acres

None, Rural Barrhead County, AB

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!!

Built in 2018

Essential Information

MLS® #

E4424106



Price	\$1,299,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,144
Acres	77.10
Year Built	2018
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	Highway 33 And Rge Rd 51
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N2

Amenities

Features	See Remarks
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Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 4th, 2025
Days on Market	151

Zoning

Zone 70

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