# \$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!!



#### **Essential Information**

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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

#### 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 228

## Zoning Zone 70

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