

# **\$129,000 - #154 - 5415 Twp Rd 594, Rural Barrhead County**

MLS® #E4439111

**\$129,000**

3 Bedroom, 1.50 Bathroom, 840 sqft  
Rural on 0.16 Acres

None, Rural Barrhead County, AB

**GET LOST AND FIND YOURSELF HERE!**

Great Lot & Great Spot to get away from it all. Nice Rustic property on sloping lot with WALKOUT basement, located at the popular Thunder Lake (10 miles West of Barrhead). This older 840 sqft 2 Bdrm split level with 2nd Storey loft has a lot to offer. Although it has been mostly used as a summer getaway by the current owner, it is fully serviced to make it useable in the winter. UPGRADES include the metal roof, furnace, 1200 gal cistern with pressure tank & pump. The basement adds an additional 480 sqft and has the main bathroom plus a huge area for mechanical & cistern. There is an east deck plus a big covered west deck for larger gatherings. This is a well-known lake area with a combo of year-round residences and summer cottages. Owner estimates the septic holding tank to be 700 gallons. There is a strip of reserve land adjoining the property which can be used to gain access for moving purposes (the firepit is located on the reserve). **\*\*MOTIVATED SELLER!!**

Built in 1955

## **Essential Information**

MLS® #                      E4439111



|                |                        |
|----------------|------------------------|
| Price          | \$129,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 840                    |
| Acres          | 0.16                   |
| Year Built     | 1955                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | #154 - 5415 Twp Rd 594 |
| Area        | Rural Barrhead County  |
| Subdivision | None                   |
| City        | Rural Barrhead County  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7N 1N3                |

### Amenities

|          |                |
|----------|----------------|
| Features | Deck, Fire Pit |
|----------|----------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Boating, Landscaped, No Back Lane, Sloping Lot, See Remarks |
| Lot Description   | 60'x120'  |
| Construction      | Wood  |
| Foundation        | See Remarks   |

### Additional Information

Date Listed May 29th, 2025

Days on Market 92

Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 29th, 2025 at 3:32am MDT