

# **\$574,900 - 58228 Range Road 30, Rural Barrhead County**

MLS® #E4442859

**\$574,900**

4 Bedroom, 2.00 Bathroom, 1,280 sqft

Rural on 8.06 Acres

None, Rural Barrhead County, AB

Country living just a quarter mile South of the Pembina River! This 8.06-acre hobby farm retreat is tailored for those who dream of raising animals and cultivating their own land. Nestled in a treed setting just 20 minutes from Barrhead, and only an hour northwest of Edmonton, this well-maintained 1,280 sq ft bungalow offers two bedrooms and a full bathroom on the main floor. The fully finished basement includes two bedrooms, second bathroom, spacious family room, and plenty of storage. A newer barn, two wells, power, gas, livestock waterers, and multiple outbuildings including storage barns, a machine shed (half insulated), and an oversized double garage complete the property. Upgrades include modern bathrooms, stainless steel appliances, and a large eat-in kitchen. A spacious mudroom with main floor laundry, a deck, and a partially covered patio offer relaxing spaces to enjoy the peaceful surroundings. Whether raising animals, gardening, or simply enjoying fresh air, this hobby farm offers room to grow!

Built in 1983

## **Essential Information**

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Price \$574,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	8.06
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	58228 Range Road 30
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 0N2

### Amenities

Features	Deck, Hot Water Natural Gas, R.V. Storage, Workshop
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### Interior

Heating	Forced Air-1, Electric, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete
Exterior Features	Fenced, Fruit Trees/Shrubs, Private Setting
Construction	Concrete
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 17th, 2025
Days on Market	72
Zoning	Zone 70

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