

\$575,000 - 56419 Range Road 20, Rural Barrhead County

MLS® #E4451448

\$575,000

4 Bedroom, 2.50 Bathroom, 1,430 sqft

Rural on 17.15 Acres

None, Rural Barrhead County, AB

Excellent hobby farm acreage - featuring 17 acre property with attractive and mature yard site, 3 very productive wells, fenced and cross fenced. An attractive and uniquely developed house with 3 large decks and hot tub, providing a superb exterior. The interior provides an entrance porch with closets and 2 unit washroom. Then enter to a large kitchen and large dining room with windows and patio doors. Continuing to the adjacent living room with a feature free standing brick fireplace.

The balance is 2 bedrooms, office, 4 unit bath.

The basement also provides more family features. Such as large family room split by a large brick fireplace. 2 bedrooms, 3 unit bathroom, canning room and storage. The main yard buildings are a 32'x72' Quonset/animal barn and a 50'x72' shop/shed. PLEASE NOTE THIS UNIQUE BUILDING SITE HAS A SUPERB VIEW THAT OVERLOOKS MUCH OF THE AREA TO THE EAST.

Built in 1979

Essential Information

MLS® # E4451448

Price \$575,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,430
Acres	17.15
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	56419 Range Road 20
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0G 0H0

Amenities

Features	Air Conditioner, Deck, Exercise Room, Exterior Walls- 2"x6", Hot Water Natural Gas, Walk-up Basement, Workshop, See Remarks
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Hillside, Landscaped, Private Setting, Ravine View, Schools, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed August 6th, 2025

Days on Market 22

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 28th, 2025 at 3:02pm MDT