\$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 241

Zoning Zone 70

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