

Courtesy Of Jeff Parsons Of Sunnyside Realty Ltd

\$699,000 - 59116 Rge Rd 23, Rural Barrhead County

MLS® #E4453448

\$699,000

5 Bedroom, 3.00 Bathroom, 1,500 sqft

Rural on 6.00 Acres

None, Rural Barrhead County, AB

Exceptional home, shop & property w/ excellent commutability options to surrounding communities along hard top road only minutes East of Barrhead & the hamlet community of Manola. Property currently utilizing shop as a highly successful mechanical business. Option to purchase equipment would include 500 + clientele list & steadfast business for 4 or more employees. Home features quality build plus extras including in floor heat, wood stove & large light gathering windows throughout. 5 bdrms plus flexible office space & 3 full baths. Double attached garage. 36x56 High wall multi bay shop for business or enjoyment. 18x16 free standing office is fully plumbed, heated & flexible for other uses. Fenced hay or pasture. Maturing yard site. Good storage. Plentiful space for parking & activities. A wonderful property featuring modern home & buildings w/ amazing potential work @ home business opportunity should you choose or enjoy the property as personal shop, solid home & private oasis. The choice is yours.

Built in 2008

Essential Information

MLS® # E4453448

Price \$699,000

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,500
Acres	6.00
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	59116 Rge Rd 23
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N4

Amenities

Features	See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 15th, 2025
Days on Market	3
Zoning	Zone 70

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Listing information last updated on August 18th, 2025 at 5:47am MDT