

## \$579,900 - 56432 Hwy 777, Rural Barrhead County

MLS® #E4454226

**\$579,900**

3 Bedroom, 2.00 Bathroom, 1,101 sqft

Rural on 80.11 Acres

None, Rural Barrhead County, AB

80 Acres of Opportunity! Set Up for Horses, Ready for Life! Escape to 80 acres of scenic rolling hills, wide-open skies, and endless potential just minutes from Barrhead. This versatile property is ready for your rural lifestyle, whether you're dreaming of a hobby farm, a peaceful homestead, or room to grow. The 2021 Moduline mobile home offers 3 bedrooms, 2 full baths, and a spacious open layout, including a large primary suite with ensuite and walk-in closet. Outdoors, you'll find everything you need for livestock or horses: a horse shelter, fenced pastures, a Quonset for storage or workshop use, and a barn previously used for pigs. Two large ponds add both charm and function to the landscape.

Whether you're after tranquility, space for animals, or a self-sufficient lifestyle, this is acreage living at its best. \*Some photos have been virtually staged for inspiration.

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454226  |
| Price          | \$579,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,101     |



|            |                        |
|------------|------------------------|
| Acres      | 80.11                  |
| Year Built | 2021                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56432 Hwy 777         |
| Area        | Rural Barrhead County |
| Subdivision | None                  |
| City        | Rural Barrhead County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7N 0L6               |

### Amenities

|          |                                      |
|----------|--------------------------------------|
| Features | Vinyl Windows, Workshop, See Remarks |
|----------|--------------------------------------|

### Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | ensuite bathroom                 |
| Heating           | Forced Air-1, Heat Pump, Propane |
| Stories           | 1                                |
| Has Basement      | Yes                              |
| Basement          | None, No Basement                |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Modular                                                                      |
| Exterior Features | Backs Onto Park/Trees, Fenced, Private Setting, Recreation Use, Rolling Land |
| Construction      | Modular                                                                      |
| Foundation        | Piling                                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 72                |
| Zoning         | Zone A            |

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Listing information last updated on November 2nd, 2025 at 3:02pm MST