

# **\$450,000 - 60316 Range Road 61, Rural Barrhead County**

MLS® #E4430517

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,184 sqft

Rural on 10.60 Acres

None, Rural Barrhead County, AB

TIGER LILY DELIGHT 10.6 Acres with a very Complimentary Home. Attractive Yard Site. The Exterior Land Site is c/w trees and fenced for Livestock or Horses. This property also provides a very unique Home with these features of importance. 1- New colored metal roof 2- Double Attached Garage 3- An 8ft x 22 ft Enclosed Sun/Seasonal Relaxing Family Room Attached to the west end of the house 4- Plus extending from this room is an Open Air 8ft x 22ft Covered Patio 5- A superb Oak Kitchen that extends into a very comfortable Family Dining Area with South Picture Window 6- The Formal Living Room as an open Atmosphere adjacent to these rooms 7- The Main floor also provides Master Bedroom beside a bathroom with shower. A Second Bedroom. A family Bathroom w tub. 8- A Laundry Room w Access to Garage. The Basement is complete w 9- Large L Shapes Family Area 10- 2 bedrooms 11- 3 unit Bathroom 12- Cold Room 13- 2 Storage Rooms LOCATED BETWEEN BARRHEAD AND FORT ASSINIBOINE

Built in 2002

## **Essential Information**

MLS® #

E4430517



|                |                        |
|----------------|------------------------|
| Price          | \$450,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,184                  |
| Acres          | 10.60                  |
| Year Built     | 2002                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 60316 Range Road 61   |
| Area        | Rural Barrhead County |
| Subdivision | None                  |
| City        | Rural Barrhead County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0G 2G0               |

### Amenities

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

### Interior

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

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood                            |
| Exterior Features | Fenced, Landscaped, See Remarks |
| Construction      | Wood                            |
| Foundation        | Concrete Perimeter              |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 11th, 2025 |
|-------------|------------------|

Days on Market 86

Zoning Zone 70

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