

# **\$499,000 - 16 59316 Rge Rd 54, Rural Barrhead County**

MLS® #E4443879

**\$499,000**

5 Bedroom, 3.00 Bathroom, 1,271 sqft

Rural on 0.62 Acres

Summer Lea, Rural Barrhead County, AB

Turn key & must see! Meticulously kept, quality modern home in the community of Summerlea minutes from the waterfront at Thunder Lake. Peaceful recreational atmosphere year round. Excellent landscaping with mature foliage privacy buffer & backing onto crown land. Owned lot & affordable yearly condo fees for shared use of common lands/clubhouse. 2009 build home boasts 5 beds, 3 full baths & double attached garage. Quality finishes throughout including hardwood flooring, stainless appliances & stucco siding. 3 ways to heat with basement/garage in-floor, central forced air & bonus wood stove. Hot tub ready with pad/hooksups. Drilled well w/ cistern buffer. Executive steel privacy gates. Quick possession available. Aerial dimensions for reference only. Adjacent 3 lots also available for purchase. (14 15, 17) Don't miss out!

Built in 2009

## **Essential Information**

MLS® #	E4443879
Price	\$499,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,271
Acres	0.62



Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	16 59316 Rge Rd 54
Area	Rural Barrhead County
Subdivision	Summer Lea
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0E 1Y0

### Amenities

Features	Off Street Parking, Deck, Hot Water Tankless, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Workshop, Natural Gas BBQ Hookup
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Lake Access Property, Landscaped, Private Setting, Recreation Use, Sloping Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	17
Zoning	Zone 70

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