

# **\$199,900 - 163 5415 Twp Rd 594, Rural Barrhead County**

MLS® #E4444446

**\$199,900**

3 Bedroom, 0.00 Bathroom, 1,337 sqft

Rural on 0.26 Acres

None, Rural Barrhead County, AB

FISHERMEN, INVESTORS AND HANDYMEN!!! This incredibly well-built walkout bungalow at THUNDER LAKE sits at the top of the hill and has excellent drainage on all sides. The sunny southwest back yard overlooks an environmental reserve. Weatherproof envelope with metal roof, vinyl siding, dbl pane windows, in/out insulated exterior walls, and insulated basement floor. The upper level is fully framed, wired and drywalled. A vast open concept kitchen and living space with a vaulted ceiling and windows all around. Upper floor laundry room, pantry and 3 generous bedrooms sharing a large bathroom. Down the custom circular staircase, the WALKOUT BASEMENT is a blank slate. Enjoy the wood burning stove and dinner downstairs while finishing the upper level. Reverse pie lot gives plenty of room for a front garage. Large storage shed out front and outhouse in the back. Patio doors up and down, plumbed for central vac, cross braced floor joists, and more! 18 minutes from Barrhead. Customize this cabin to your preferences!

Built in 1985

## **Essential Information**

MLS® # E4444446

Price \$199,900



Bedrooms	3
Bathrooms	0.00
Square Footage	1,337
Acres	0.26
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	163 5415 Twp Rd 594
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N2

### Amenities

Features	Off Street Parking, Insulation-Upgraded, Lake Privileges, No Animal Home, No Smoking Home, Parking-Extra, Walkout Basement, Wood Windows, Vacuum System-Roughed-In
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### Interior

Interior Features	ensuite bathroom
Heating	Wood Stove, Wood
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Environmental Reserve, Hillside, Lake Access Property, Treed Lot
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	June 26th, 2025
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Days on Market 3

Zoning Zone 70

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Listing information last updated on June 29th, 2025 at 3:02pm MDT