

\$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
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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
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Days on Market 116

Zoning Zone 70

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