

## \$169,900 - 1 5508 Twp Rd 593a, Rural Barrhead County

MLS® #E4438459

**\$169,900**

2 Bedroom, 1.00 Bathroom, 786 sqft

Rural on 0.34 Acres

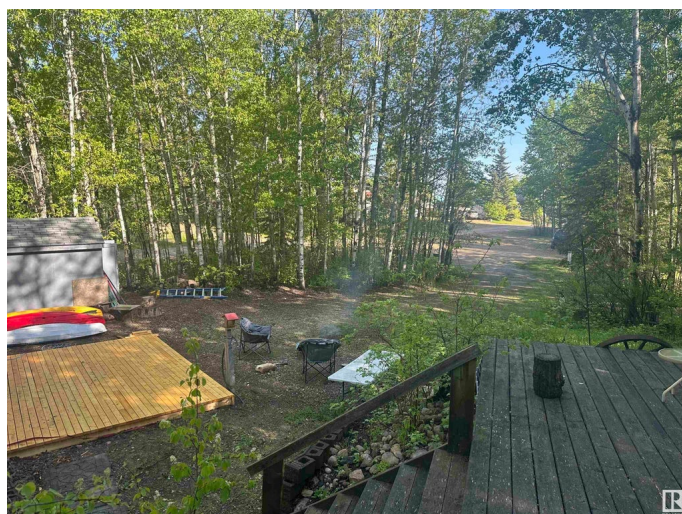
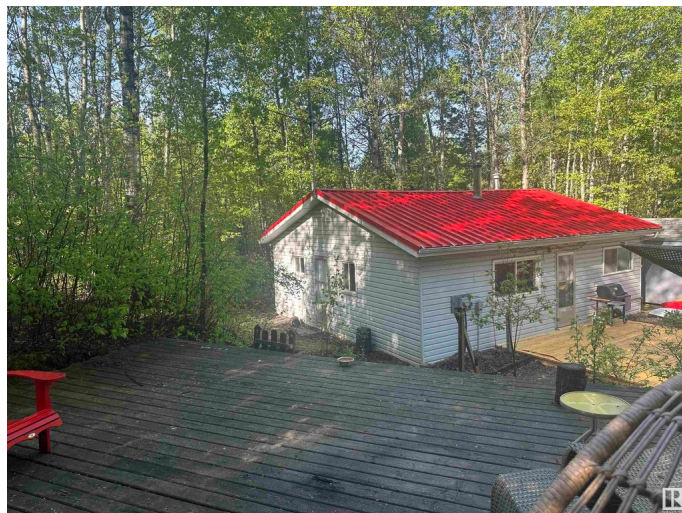
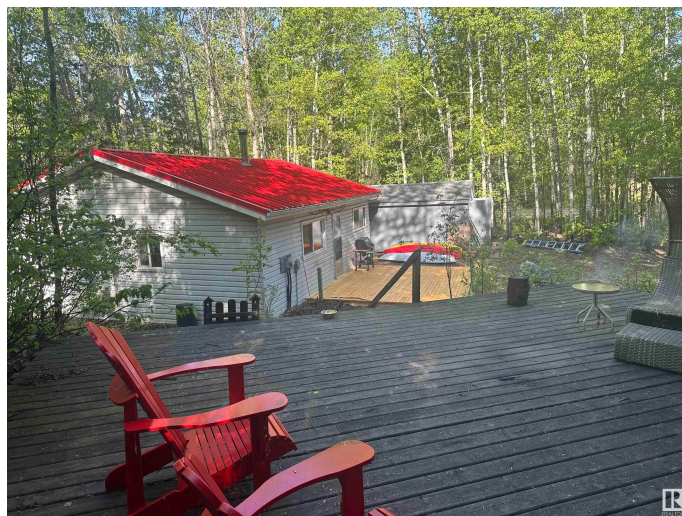
Lightning Bay Resort, Rural Barrhead County,  
AB

Cute, cozy and upgraded home in Lightning Bay Resort. Use as a cottage or 4 season home! Just under 800 sq ft, 2 bedroom, 20' x 10' toy garage, RV parking, Substantial upgrades include; New Metal Roof (Over\$13K), Upgraded Kitchen,, new flooring, fresh paint, water system improvements, even a lovely Breakfast Bar looking at the view of birds and trees, an upper deck to take advantage of the sunshine and a brand new deck at the entry to the house. Other great features include; Concrete foundation, One Third Acre Lot, Large treed area to create more functional spaces but also serves as a windbreak. Lightning Bay Resort has two Access points to enter the lake, plus a community centre and a small play area for kids. Annual condo fee (\$500) includes sewage removal, Snow removal, Clubhouse use, Beach access-Amazing Value!

Built in 1994

### Essential Information

MLS® #	E4438459
Price	\$169,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	786
Acres	0.34
Year Built	1994
Type	Rural
Sub-Type	Detached Condominium
Style	Bungalow
Status	Active

### Community Information

Address	1 5508 Twp Rd 593a
Area	Rural Barrhead County
Subdivision	Lightning Bay Resort
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0G 0G0

### Amenities

Features	Deck, Hot Water Natural Gas, See Remarks
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### Interior

Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Corner Lot, Golf Nearby, Lake Access Property, No Back Lane, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	25
Zoning	Zone 70

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Listing information last updated on June 17th, 2025 at 5:02pm MDT