# \$99,900 - #154 - 5415 Twp Rd 594, Rural Barrhead County

MLS® #E4439111

# \$99,900

3 Bedroom, 1.50 Bathroom, 840 sqft Rural on 0.16 Acres

None, Rural Barrhead County, AB

GET LOST AND FIND YOURSELF HERE! Great Lot & Great Spot to get away from it all. Nice Rustic property on sloping lot with WALKOUT basement, located at the popular Thunder Lake (10 miles West of Barrhead). This older 840 sqft 2 Bdrm split level with 2nd Storey loft has a lot to offer. Although it has been mostly used as a summer getaway by the current owner, it is fully serviced to make it useable in the winter. UPGRADES include the metal roof, furnace, 1200 gal cistern with pressure tank & pump. The basement adds an additional 480 sqft and has the main bathroom plus a huge area for mechanical & cistern. There is an east deck plus a big covered west deck for larger gatherings. This is a well-known lake area with a combo of year-round residences and summer cottages. Owner estimates the septic holding tank to be 700 gallons. There is a strip of reserve land adjoining the property which can be used to gain access for moving purposes (the firepit is located on the reserve). \*\*MOTIVATED SELLER!!

Built in 1955

#### **Essential Information**

MLS® # E4439111







Price \$99,900

Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 840

Acres 0.16

Year Built 1955

Type Rural

Sub-Type Detached Single Family

Style 3 Level Split

Status Active

# **Community Information**

Address #154 - 5415 Twp Rd 594

Area Rural Barrhead County

Subdivision None

City Rural Barrhead County

County ALBERTA

Province AB

Postal Code T7N 1N3

# **Amenities**

Features Deck, Fire Pit

## Interior

Heating Forced Air-1, Natural Gas

Fireplace Yes

Stories 3

Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Wood

Exterior Features Boating, Landscaped, No Back Lane, Sloping Lot, See Remarks

Lot Description 60'x120'

Construction Wood

Foundation See Remarks

## **Additional Information**

Date Listed May 29th, 2025

Days on Market 157

Zoning Zone 70

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