

\$574,900 - 58228 Range Road 30, Rural Barrhead County

MLS® #E4442859

\$574,900

4 Bedroom, 2.00 Bathroom, 1,280 sqft
Rural on 8.06 Acres

None, Rural Barrhead County, AB

Country living just a quarter mile South of the Pembina River! This 8.06-acre hobby farm retreat is tailored for those who dream of raising animals and cultivating their own land. Nestled in a treed setting just 20 minutes from Barrhead, and only an hour northwest of Edmonton, this well-maintained 1,280 sq ft bungalow offers two bedrooms and a full bathroom on the main floor. The fully finished basement includes two bedrooms, second bathroom, spacious family room, and plenty of storage. A newer barn, two wells, power, gas, livestock waterers, and multiple outbuildings including storage barns, a machine shed (half insulated), and an oversized double garage complete the property. Upgrades include modern bathrooms, stainless steel appliances, and a large eat-in kitchen. A spacious mudroom with main floor laundry, a deck, and a partially covered patio offer relaxing spaces to enjoy the peaceful surroundings. Whether raising animals, gardening, or simply enjoying fresh air, this hobby farm offers room to grow!

Built in 1983

Essential Information

MLS® #	E4442859
Price	\$574,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	8.06
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	58228 Range Road 30
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 0N2

Amenities

Features	Deck, Hot Water Natural Gas, R.V. Storage, Workshop
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Interior

Heating	Forced Air-1, Electric, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Concrete
Exterior Features	Fenced, Fruit Trees/Shrubs, Private Setting
Construction	Concrete
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 17th, 2025
Days on Market	47
Zoning	Zone 70

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