

# \$479,000 - 59309 Range Road 35, Rural Barrhead County

MLS® #E4428908

**\$479,000**

3 Bedroom, 3.50 Bathroom, 1,896 sqft  
Rural on 1.16 Acres

None, Rural Barrhead County, AB

This high efficiency home, built with attention to detail, is located just south of MacGill Estes on a little over an acre lot with town services. This riverfront property boasts beautiful views to the east and the south. The lot has plenty of room for a shop or a garden or whatever you dream of. The main level is an open concept with the kitchen, dining and living room. The custom Heart Birch kitchen is well thought out with a stunning wood hood fan, plenty of drawers, a corner pantry along with other special features. The second level master has a south facing balcony and a four piece ensuite. The second bedroom has an east facing balcony. Both balconies have glass rail to enjoy the view. In addition to the three bedrooms there is an office, laundry/craft room and 2 piece bath on this level. The single attached garage is double deep for storage. There are two well built utility sheds on the property also. This unique acreage is a treat to view!

Built in 2010

## Essential Information

MLS® #	E4428908
Price	\$479,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,896
Acres	1.16
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	59309 Range Road 35
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N3

### **Amenities**

Features	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, R.V. Storage, Vinyl Windows
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### **Interior**

Interior Features	ensuite bathroom
Heating	Fan Coil, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, Golf Nearby, No Back Lane, No Through Road, River Valley View, River View, Schools, Shopping Nearby, Waterfront Property
Construction	Wood
Foundation	Slab

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 1

Zoning Zone 70

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