

# **\$325,000 - 256 57114 Range Road 25, Rural Barrhead County**

MLS® #E4428724

**\$325,000**

2 Bedroom, 1.50 Bathroom, 2,013 sqft

Rural on 0.13 Acres

Lac La Nonne Subdivision, Rural Barrhead County, AB

One of a kind, LAKE FRONT, year round living on Lac La Nonne. This property is the one you have been waiting for! Watch the sun rise while drinking your morning coffee from the balcony of your massive primary bedroom. This home offers lots of natural light throughout with views of the lake from many different spots. The large rec room has ample space for you to relax in and has in floor heating. The yard is fully fenced, has large patio, and a hot tub to relax in. You will also be able to enjoy the evenings sitting around the fire pit with your family and friends. With a double attached garage, extra parking, paved roads and walking distance to the public boat launch, this is the place to be!

Built in 1975

## **Essential Information**

MLS® #	E4428724
Price	\$325,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,013



Acres	0.13
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	256 57114 Range Road 25
Area	Rural Barrhead County
Subdivision	Lac La Nonne Subdivision
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	Deck, See Remarks
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### Interior

Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Boating, Fenced, Golf Nearby, Lake View, Landscaped, Picnic Area, Recreation Use, Waterfront Property, See Remarks
Construction	Wood
Foundation	See Remarks

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	75
Zoning	Zone 72

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