

## \$225,000 - 3118 Twp Rd 581, Rural Barrhead County

MLS® #E4433841

**\$225,000**

3 Bedroom, 1.50 Bathroom, 947 sqft

Rural on 5.04 Acres

None, Rural Barrhead County, AB

Pembina River Front Property - Very unique property. Presently designed for - quiet and peaceful recreation living. Very private, comfortable, seasonal pleasures and delights. An excellent double wide 3 bedroom home to enjoy and relax in with family and friends. Presently developed for and used for personal and recreational happiness. But could be developed into a year round living accommodation. This is as good or better than similar lake properties. Uniquely providing - Quiet peacefulness, surrounded by mother nature and forest, river front view and fishing, moose and deer neighbours. Very good road access with almost no traffic or noise. Year round accessibility.

Built in 1981

### Essential Information

MLS® #	E4433841
Price	\$225,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	947
Acres	5.04
Year Built	1981



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3118 Twp Rd 581
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0G 1R1

### Amenities

Features	Deck, Fire Pit, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, See Remarks
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	Backs Onto Park/Trees, Boating, Low Maintenance Landscape, No Through Road, Private Fishing, Private Setting, Recreation Use, River View, Rolling Land, Treed Lot, Waterfront Property, See Remarks
Foundation	See Remarks

### Additional Information

Date Listed	April 30th, 2025
Days on Market	3
Zoning	Zone 70

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Listing information last updated on May 3rd, 2025 at 1:47pm MDT