# \$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 similiar 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 accessability.

Built in 1981

#### **Essential Information**

MLS® # E4433841 Price \$225,000

Bedrooms 3

Bathrooms 1.50

Full Baths 1

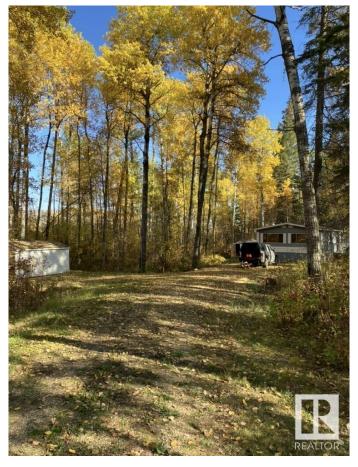
Half Baths 1

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

# 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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