

\$439,900 - 60519 Range Road 55a, Rural Barrhead County

MLS® #E4439283

\$439,900

3 Bedroom, 3.00 Bathroom, 2,600 sqft

Rural on 9.00 Acres

None, Rural Barrhead County, AB

Truly a nature lover's retreat with 9 acres backing on to several quarters of crown land on a quiet dead-end road. The custom built 3379 sq ft four-level split home has been lovingly cared for by the original owner. The main level features a gorgeous vaulted living room with fireplace, kitchen with island & access to the new covered deck & a dining room, all with vinyl plank flooring. Upstairs are 2 spacious bedrooms & 2 baths including a primary suite with 4 pce ensuite. The 3rd level offers a 3rd bedroom w/wardrobe, laundry, family room with backyard access & office area that could become a 4th bedroom. The 4th level has a cedar-lined hot tub room, cold room, storage, utility room, & additional room. The beautiful yard is full of mature trees. A 24x26 double detached garage is next to the house. A functional wood boiler system previously heated the home, garage, & trailer (& could again) for utility savings. A unique opportunity for outdoor enthusiasts, bird watchers & privacy seekers alike. A must see!

Built in 1985

Essential Information

MLS® # E4439283

Price \$439,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,600
Acres	9.00
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	60519 Range Road 55a
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0G 2G0

Amenities

Features	Crawl Space, Deck, Fire Pit, Front Porch
Parking Spaces	6

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, See Remarks, Natural Gas
Fireplace	Yes
Stories	4
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, No Through Road, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed May 29th, 2025

Days on Market 19

Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 11:17am MDT