

## **\$154,500 - 230 59518 Rge Rd 55, Rural Barrhead County**

MLS® #E4458995

**\$154,500**

2 Bedroom, 1.50 Bathroom, 768 sqft

Rural on 3.36 Acres

Tiger Lake Estates, Rural Barrhead County,  
AB

NEED AN AFFORDABLE NEWER YEAR-ROUND HOME? This stylish 1.5 storey FEATURES an upstairs master bedroom with huge 4-pc bath finished in ceramic tile. It has patio doors onto a nice deck overlooking the property to the west. The main floor has a kitchen, living room, small bedroom, combination 3-piece bathroom\*laundry room, plus the mechanical room. If you're into HORSES you will appreciate the huge pasture with new posts and electric fencing. Plus it has a small corral system suitable for other animals. ALL SERVICES ARE PAID incl. underground power, natural gas, 1500 gallon cistern and 1200 gallon septic holding tank with alarm. The concrete slab has 1.5 inch styro insulation with concrete poured overtop (and extra rebar). There is a framed 12x19x12 high pole shed, an animal shelter and a smaller garden spot (sand was dug out and black dirt hauled in). IF YOU DON'T WANT A HUGE PLACE TO DUST & HEAT, THEN THIS MIGHT BE THE PLACE FOR YOU. Seller will offer title insurance in lieu of RPR.

Built in 2016

### **Essential Information**

MLS® # E4458995

Price \$154,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 768                    |
| Acres          | 3.36                   |
| Year Built     | 2016                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 230 59518 Rge Rd 55   |
| Area        | Rural Barrhead County |
| Subdivision | Tiger Lake Estates    |
| City        | Rural Barrhead County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7N 1N3               |

### Amenities

|          |                                              |
|----------|----------------------------------------------|
| Features | Deck, Detectors Smoke, Exterior Walls- 2"x6" |
|----------|----------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood                                                    |
| Exterior Features | Cross Fenced, Landscaped, See Remarks, Partially Fenced |
| Construction      | Wood                                                    |
| Foundation        | Slab                                                    |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 22nd, 2025 |
|-------------|----------------------|

Days on Market 27

Zoning Zone 70

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