

\$249,900 - 58217 Rr 25, Rural Barrhead County

MLS® #E4431302

\$249,900

2 Bedroom, 1.00 Bathroom, 1,056 sqft

Rural on 19.77 Acres

None, Rural Barrhead County, AB

SECLUDED 19.77 ACRES ON A DEAD-END ROAD. Located 15 miles SE of Barrhead and 45 minutes NW of Edmonton, this acreage is approx. 75% bush and has a long driveway which provides lots of privacy. The 1056 sqft modular home is situated such that there is a fantastic view to the south. Upgrades include shingles (2017), kitchen cabinets/countertop (2013), furnace (2013), and most windows. The living room is huge, so you could make a third bedroom if required. Comes with underground power, natural gas, and a drilled well (approx. 250'), but NO SEPTIC SYSTEM (currently straight discharge). There are also many sheds to accommodate all your storage needs, plus a heated well house, 2 outside hydrants, and a wooden deck...overlooking a field to the south. If you want a place off of the beaten path, then this just might be what you're looking for. Age of home is based on the age stamped in the old patio doors.

Built in 1989

Essential Information

MLS® #	E4431302
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	1,056
Acres	19.77
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	58217 Rr 25
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 0L5

Amenities

Features	Deck
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Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Modular
Exterior Features	Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Modular
Foundation	Block

Additional Information

Date Listed	April 15th, 2025
Days on Market	71
Zoning	Zone 70

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