

## **\$219,000 - 414 5415 Twp Rd 594, Rural Barrhead County**

MLS® #E4437469

**\$219,000**

3 Bedroom, 1.00 Bathroom, 1,192 sqft

Rural on 0.26 Acres

None, Rural Barrhead County, AB

Prime Lake Property w/ Private Water Front access located at the South West corner of the Thunder Lake Development. This hill top vantage point offers a view of the lake, easy access & no development to the South for your privacy & nature walks. The lot is nicely developed for family interests & relaxation. The cottage will accommodate all 4 seasons of enjoyment. 1216 sq ft of living area provides (kitchen & dining) (living room w/ brick fireplace) (3 bedrooms) (4 piece bath & washer/dryer area) (family room w/ built in brick BBQ) (large dining area) & (lounge room for evening sunset watchers at end of lake). There is also an open deck at South end of cottage overlooking the park reserve. Maturely treed throughout the property w/ extensive future yard development potential. Sandy beach at waters edge where this properties original boat lift is still located on the beach. A most amazing property w/ one of the last easy access water front properties available. Restyle, redevelop & reap the rewards.

Built in 1970

### **Essential Information**

MLS® # E4437469

Price \$219,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,192
Acres	0.26
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	414 5415 Twp Rd 594
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N3

### **Amenities**

Features	See Remarks
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Cul-De-Sac, Lake View, Private Fishing, Private Setting, Treed Lot, Waterfront Property, See Remarks
Construction	Wood
Foundation	See Remarks

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	39
Zoning	Zone 70

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Listing information last updated on June 24th, 2025 at 10:47pm MDT