

# \$599,900 - 713 3003 Twp Rd 574, Rural Barrhead County

MLS® #E4423830

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,163 sqft

Rural on 0.23 Acres

Greendale\_CBAR, Rural Barrhead County, AB

Spectacular LAKEFRONT home! Experience lake life to the fullest with this custom built walkout bungalow on the Shores of Lac La Nonne, and in the prestigious community of Greendale. You will enjoy the magnificent lake views from the large windows of the open main floor. From here you can also walk out to the top wrap around deck. The main floor also features 2 bedrooms including the spacious primary with vaulted ceilings and dormer window. 2 full bathrooms on the main floor including the ensuite. The walkout basement features an additional bedroom and full bath. Play pool or shuffleboard in the large rec area and also opens to the lower deck and patio. This beautiful home is move in ready! special features include a wood furnace, and in floor heating in the basement. Large garage/shop. very quick access to the general store, and barrhead is less than 20 mins away. Lac La Nonne is a great fishing and boating lake less than 1 hr from Edmonton. Start living your lake life today!

Built in 2007

## Essential Information

MLS® #	E4423830
Price	\$599,900
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,163
Acres	0.23
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	713 3003 Twp Rd 574
Area	Rural Barrhead County
Subdivision	Greendale_CBAR
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### **Amenities**

Features	Closet Organizers, Deck, Hot Tub, No Animal Home, No Smoking Home, Open Beam, Patio, Vaulted Ceiling, Walkout Basement
----------	--

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Hot Water, Natural Gas, Wood
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Golf Nearby, Lake Access Property, Lake View, Landscaped, Playground Nearby, Shopping Nearby, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 4th, 2025
-------------	-----------------

Days on Market 33

Zoning Zone 72



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 April 6th, 2025 at 12:17pm MDT