

# **\$310,000 - 412-2nd Street - 5415 Twp Rd 594, Rural Barrhead County**

---

MLS® #E4429194

**\$310,000**

4 Bedroom, 2.00 Bathroom, 1,648 sqft

Rural on 0.18 Acres

None, Rural Barrhead County, AB

Beautiful family home at Thunderlake. This large home has been well maintained over the years and could be enjoyed as is or easily modernized to suit anyone's personal style. The main floor features an absolutely massive great room partially separated by a beautiful fireplace feature wall. The kitchen is well equipped and does have room for a breakfast table as well. Also on the main floor is the master bedroom with walk through closet and ensuite. The basement is brightly lit by large windows and features three additional bedrooms, a bathroom and laundry area. The yard is plenty big without becoming a burden. There is also room to add a garage in the future. Come and take a look!

Built in 1990

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4429194  |
| Price          | \$310,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,648     |
| Acres          | 0.18      |
| Year Built     | 1990      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey Split         |
| Status   | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 412-2nd Street - 5415 Twp Rd 594 |
| Area        | Rural Barrhead County            |
| Subdivision | None                             |
| City        | Rural Barrhead County            |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T7N 1N3                          |

### Amenities

|          |                                                                                                  |
|----------|--------------------------------------------------------------------------------------------------|
| Features | Off Street Parking, Deck, Dog Run-Fenced In, No Smoking Home, Sunroom, Wood Windows, See Remarks |
|----------|--------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood                                                         |
| Exterior Features | Landscaped, No Back Lane, Not Fenced, Treed Lot, See Remarks |
| Construction      | Wood                                                         |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 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 April 21st, 2025 at 4:32pm MDT