

Courtesy Of Kevin Krysa Of Exp Realty

# \$430,000 - 2305 Twp Rd 600, Rural Barrhead County

MLS® #E4429413

**\$430,000**

3 Bedroom, 2.50 Bathroom, 1,455 sqft

Rural on 6.23 Acres

None, Rural Barrhead County, AB

Must see acreage awaits you!! This 6.23 ac property is treed for privacy from the road and included various fruit and other types of trees. This well constructed home has triple 2x4 R36 walls to increase the efficiency and reduce the utility costs. The home as had many upgrades in the last 3 to 4 years which include new high efficient furnace & hot water tank in 2023, renovated kitchen, flooring and vinyl windows in 2020/21, shingles, facial & soffit replaces in 2021, fresh paint to many rooms this year. There is a large laundry room to keep up with all a family's needs. The fully finished basement has a woodburning fireplace to cozy up to in the family room and a large flex area along with the 3rd bedroom. Outside a deck to enjoy a coffee and look at the fantastic view of the Pembina River valley. The property has a older 40x28 workshop/storage area. There is also a second septic holding tank, power and water nearby to use to build your dream shop or for a guest suite. Come check it out!!

Built in 1980

## Essential Information

MLS® #	E4429413
Price	\$430,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,455
Acres	6.23
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	2305 Twp Rd 600
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N2

### **Amenities**

Features	Dog Run-Fenced In, Hot Water Natural Gas, Insulation-Upgraded, Patio, Vinyl Windows, Workshop
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Private Setting, Vegetable Garden, Partially Fenced
Construction	Wood
Foundation	Preserved Wood

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	2

## Zoning

## Zone 70

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Listing information last updated on April 8th, 2025 at 6:47am MDT