

# **\$299,999 - 3029 Township Road 574, Rural Barrhead County**

MLS® #E4434903

**\$299,999**

3 Bedroom, 2.00 Bathroom, 1,604 sqft

Rural on 0.28 Acres

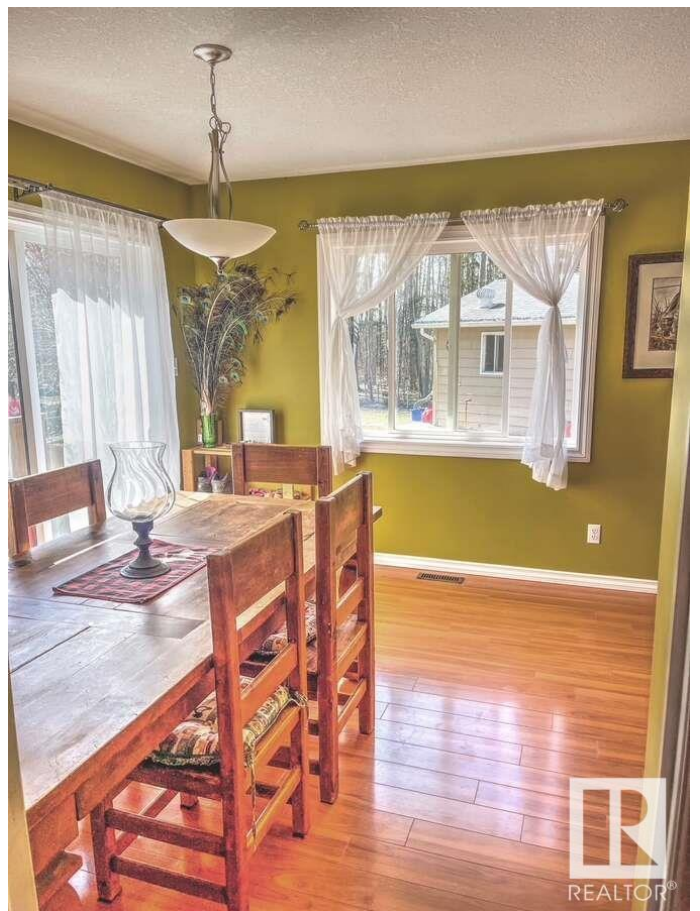
Lac La Nonne Subdivision, Rural Barrhead County, AB

For more information, please click on "View Listing on Realtor Website". Discover this beautiful 3-bedroom, year-round lake lot property - perfect for relaxed living and entertaining! The spacious fenced yard and large backyard are ideal for family gatherings or evenings around the fire pit. The oversized master bedroom features a walk-in closet, ensuite bathroom, and access to a large deck that also connects to the dining area. Enjoy an amazing kitchen designed for cooking with family, a generous laundry area, and a main bathroom with a walk-in tiled shower. The detached garage offers excellent space for a workshop or hobby area. Just a short walk to the public boat launch, and includes shared summer access to a private dock with only six other homeowners. Additional features include a gas furnace and a bored well for reliable water. This is lake living at its best!

Built in 1976

## **Essential Information**

MLS® #	E4434903
Price	\$299,999
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,604
Acres	0.28
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3029 Township Road 574
Area	Rural Barrhead County
Subdivision	Lac La Nonne Subdivision
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1A1

### Amenities

Features	Carbon Monoxide Detectors, Crawl Space, Deck, Detectors Smoke, Fire Pit, Gazebo, Lake Privileges, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Patio, Smart/Program. Thermostat, R.V. Storage, Vinyl Windows, Workshop
Parking Spaces	6

### Interior

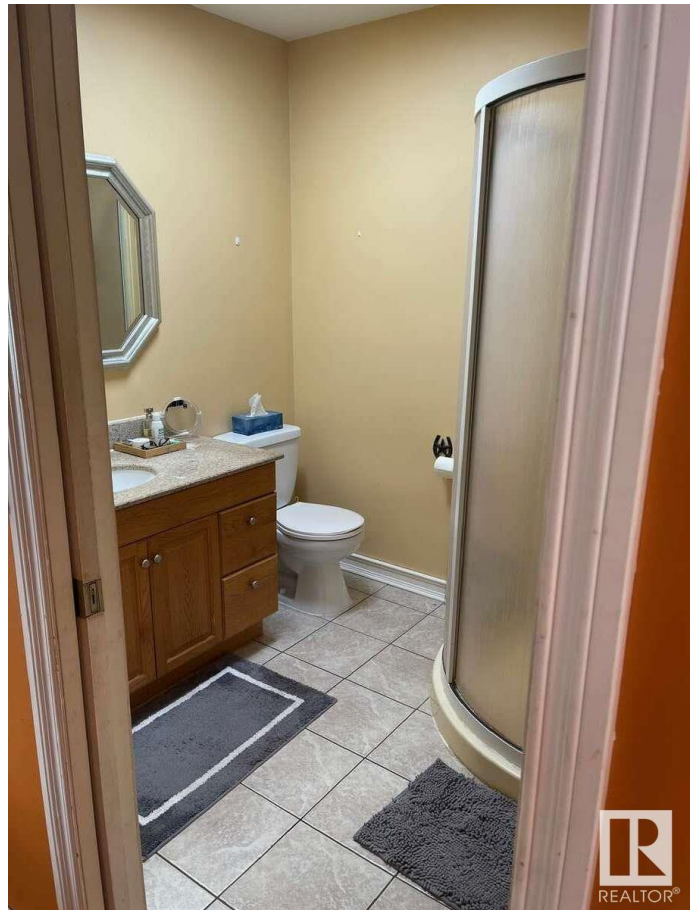
Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks, No Basement

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Backs Onto Park/Trees, Boating, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Lake Access Property, Lake View, Level Land, Low Maintenance Landscape, No Through Road, Private Fishing, Private Setting, Recreation Use, Schools
Construction	Wood
Foundation	Block

## Additional Information

Date Listed May 6th, 2025  
Days on Market 2  
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 May 8th, 2025 at 5:32pm MDT