

# **\$450,000 - 60316 Range Road 61, Rural Barrhead County**

MLS® #E4430517

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,184 sqft

Rural on 10.60 Acres

None, Rural Barrhead County, AB

TIGER LILY DELIGHT 10.6 Acres with a very Complimentary Home. Attractive Yard Site. The Exterior Land Site is c/w trees and fenced for Livestock or Horses. This property also provides a very unique Home with these features of importance. 1- New colored metal roof 2- Double Attached Garage 3- An 8ft x 22 ft Enclosed Sun/Seasonal Relaxing Family Room Attached to the west end of the house 4- Plus extending from this room is an Open Air 8ft x 22ft Covered Patio 5- A superb Oak Kitchen that extends into a very comfortable Family Dining Area with South Picture Window 6- The Formal Living Room as an open Atmosphere adjacent to these rooms 7- The Main floor also provides Master Bedroom beside a bathroom with shower. A Second Bedroom. A family Bathroom w tub. 8- A Laundry Room w Access to Garage. The Basement is complete w 9- Large L Shapes Family Area 10- 2 bedrooms 11- 3 unit Bathroom 12- Cold Room 13- 2 Storage Rooms LOCATED BETWEEN BARRHEAD AND FORT ASSINIBOINE

Built in 2002

## **Essential Information**

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Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,184
Acres	10.60
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	60316 Range Road 61
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0G 2G0

### Amenities

Features	Deck, Exercise Room, Exterior Walls- 2"x6", Hot Water Natural Gas, Sunroom, Walk-up Basement, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 2025
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Days on Market 147

Zoning Zone 70

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