

\$644,900 - 58213 Rge Rd 13, Rural Barrhead County

MLS® #E4432553

\$644,900

4 Bedroom, 3.50 Bathroom, 1,433 sqft

Rural on 9.88 Acres

None, Rural Barrhead County, AB

Your search is OVER! This Acreage is the TOTAL Package & your piece of FREEDOM! It checks ALL of the Boxes: NEWER Home, Huge SHOP, Scenic LAND, Privacy, Trees, Trails & MORE! This 2016 built home offers 4 bed + 4 bath w/ 1433sqft + Fully Finished basement of Modern Living Space. Vaulted ceilings, Big Windows & Large Open spaces make this home feel WARM & INVITING. The Open Concept Kitchen offers loads of Counters & Storage, as well as great viewpoints of both inside & outside of the home! The home conveniently comes with Double ATTACHED Garage (26'x24') and an Absolute DREAM SHOP (44'x30') which is Insulated, has CONCRETE floor & is HEATED w/Woodstove. It boasts HIGH Ceilings & 2- 10' OVERHEAD doors & 1-12' OVERHEAD door. The 9.88 ACRES is fenced & cross fenced for a few head of cattle. There's a Chicken Coop, Goat barn & plenty of garden space if you prefer to grow your own food. There is an Excellent DRILLED Well (rated at 15GPM). Located SW of Westlock and SE of Barrhead, and only 3 miles to pavement!

Built in 2016

Essential Information

MLS® #

E4432553



Price	\$644,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,433
Acres	9.88
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	58213 Rge Rd 13
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0G 1W0

Amenities

Features	Carbon Monoxide Detectors, Crawl Space, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Extra, Parking-Visitor, Vinyl Windows, Workshop
Parking Spaces	6

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Private Setting, Treed Lot, See

	Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 24th, 2025
Days on Market	6
Zoning	Zone 70

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Listing information last updated on April 30th, 2025 at 4:17am MDT