

## \$799,900 - 60027 Rr 40, Rural Barrhead County

MLS® #E4438990

**\$799,900**

3 Bedroom, 2.00 Bathroom, 1,345 sqft

Rural on 76.69 Acres

None, Rural Barrhead County, AB

Welcome to a charming bungalow nestled on a quiet and private 76.31 acre parcel in Rural Barrhead County. This versatile property offers the perfect blend of rural comfort and agricultural potential – ideal for hobby farmers, those seeking to harvest crops, or anyone yearning for a peaceful country lifestyle. The well-cared-for home features over 1,300 sq. ft. of living space on the main floor with a practical layout that includes 3 generously sized bedrooms and 2 full bathrooms. Kitchen, dining and living areas provide warm gathering spaces, or sit on the large Deck to enjoy beautiful natural views. Step outside and you’ll find everything you need to live and work comfortably on the land. A double detached heated garage, a separate workshop, a greenhouse, a deck, and even a hot tub are all included. The property is surrounded by mature landscaping and open spaces well suited for growing crops or raising animals. Only 7.9 kms from town on paved roads.

Built in 1963

### Essential Information

MLS® #	E4438990
Price	\$799,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,345
Acres	76.69
Year Built	1963
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	60027 Rr 40
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N3

### Amenities

Features	Deck, Greenhouse, Hot Tub, Hot Water Natural Gas, Workshop
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 28th, 2025
Days on Market	22
Zoning	Zone 70

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