

# **\$575,000 - 56419 Range Road 20, Rural Barrhead County**

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MLS® #E4451448

**\$575,000**

4 Bedroom, 2.50 Bathroom, 1,430 sqft

Rural on 17.15 Acres

None, Rural Barrhead County, AB

Excellent hobby farm acreage - featuring 17 acre property with attractive and mature yard site, 3 very productive wells, fenced and cross fenced. An attractive and uniquely developed house with 3 large decks and hot tub, providing a superb exterior. The interior provides an entrance porch with closets and 2 unit washroom. Then enter to a large kitchen and large dining room with windows and patio doors. Continuing to the adjacent living room with a feature free standing brick fireplace.

The balance is 2 bedrooms, office, 4 unit bath.

The basement also provides more family features. Such as large family room split by a large brick fireplace. 2 bedrooms, 3 unit bathroom, canning room and storage. The main yard buildings are a 32'x72' Quonset/animal barn and a 50'x72' shop/shed. PLEASE NOTE THIS UNIQUE BUILDING SITE HAS A SUPERB VIEW THAT OVERLOOKS MUCH OF THE AREA TO THE EAST.

Built in 1979

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4451448  |
| Price    | \$575,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,430                  |
| Acres          | 17.15                  |
| Year Built     | 1979                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56419 Range Road 20   |
| Area        | Rural Barrhead County |
| Subdivision | None                  |
| City        | Rural Barrhead County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0G 0H0               |

### Amenities

|          |                                                                                                                             |
|----------|-----------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Exercise Room, Exterior Walls- 2"x6", Hot Water Natural Gas, Walk-up Basement, Workshop, See Remarks |
|----------|-----------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Hillside, Landscaped, Private Setting, Ravine View, Schools, Vegetable Garden, See Remarks |
| Construction      | Wood                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                     |

### Additional Information

Date Listed August 6th, 2025

Days on Market 30

Zoning Zone 70

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Listing information last updated on September 5th, 2025 at 11:48am MDT