

## \$350,000 - 114-5218 Hwy 18, Rural Barrhead County

MLS® #E4452202

**\$350,000**

1 Bedroom, 2.00 Bathroom, 1,453 sqft

Rural on 2.19 Acres

None, Rural Barrhead County, AB

An out in the country yet close to Barrhead great acreage with an 8 year old beautiful 28 by 56 manufactured 2 bedroom plus office/smaller bedroom 2 bath spacious home on screw piles just off of Hwy 18!! 2 Decks, very private against the trees to the east with about 40 ft of the trees on this property, huge light and spacious living area with a gas fireplace for those chilly mornings, Jacuzzi tub in the master, very useable detached heated double garage and lots more to see! All this only 2 minutes from Thunder Lake Provincial Park and 8 miles from Barrhead!

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452202               |
| Price          | \$350,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,453                  |
| Acres          | 2.19                   |
| Year Built     | 2017                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 114-5218 Hwy 18       |
| Area        | Rural Barrhead County |
| Subdivision | None                  |
| City        | Rural Barrhead County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7N 1N3               |

## Amenities

|          |                                                                                                                 |
|----------|-----------------------------------------------------------------------------------------------------------------|
| Features | Crawl Space, Deck, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, Vinyl Windows, Workshop, See Remarks |
|----------|-----------------------------------------------------------------------------------------------------------------|

## Interior

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | ensuite bathroom                       |
| Heating           | Forced Air-1, See Remarks, Natural Gas |
| Stories           | 1                                      |
| Has Basement      | Yes                                    |
| Basement          | None, No Basement                      |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Modular                                                    |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Level Land, See Remarks |
| Construction      | Modular                                                    |
| Foundation        | Piling, See Remarks                                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 27               |
| Zoning         | Zone 70          |

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Listing information last updated on September 4th, 2025 at 4:02am MDT