

## \$675,000 - 4230 Twp Rd 580, Rural Barrhead County

MLS® #E4444876

**\$675,000**

3 Bedroom, 2.00 Bathroom, 1,233 sqft

Rural on 147.97 Acres

None, Rural Barrhead County, AB

Quarter section property w/ good Home & many Outbuildings including high wall shop, livestock barn & extensive storage & shelters located 15mi SW of Barrhead. Farm land features approx 99 acres open & cultivatable pasture w/ over 7 important large & small dugout water supplies as well as shallow body lake along NW corner of property. Cross fencing & an additional 49 acres of bush/ Yard site area. Excellent grass producer. Home features many upgrades including windows, shingles, kitchen cabinetry, sidings, some floorings, HE furnace along w/ important regular maintenance. Fantastic family room addition was added a few years back complete w/ wood burning stove & excellent open space. 4 bedrooms, 2 bathrooms, cold room pantry & excellent storage. 2 wells, livestock waterers, power to many outbuildings & edges of yard site. Peace quiet & all the benefits of the country that a quarter section of land provides.

Built in 1968

### Essential Information

MLS® #	E4444876
Price	\$675,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,233
Acres	147.97
Year Built	1968
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4230 Twp Rd 580
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N4

### Amenities

Features	See Remarks
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### Interior

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

### Exterior

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

### Additional Information

Date Listed	June 26th, 2025
Days on Market	18
Zoning	Zone 70

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