

## \$1,200,000 - 60418 Hwy 33, Rural Barrhead County

MLS® #E4321722

**\$1,200,000**

4 Bedroom, 2.00 Bathroom, 2,025 sqft

Rural on 80.06 Acres

None, Rural Barrhead County, AB

Amazing Opportunity for 80 acre property including 41,810 sq ft (185'x226') diversified use Building featuring engineered plans, commercial rafters & walls. 30'x90' high wall Shop converted from Mill Shed, Plentiful water throughout yard courtesy of 4 drilled wells. 40,000v 3ph underground power plus stand by diesel generator & 3-3.5 million BTU coal boiler w/ feeds to house capable of charging & heating house & all buildings. Former 1400 Sow farrowing operation also features 55,000 bushel Grain storage on concrete. 2025 sq ft Bi Level Home w/ excellent floor plan and large attached double car Garage. Open concept living, dining & kitchen area w/ an additional 600 sq ft bright & airy family room. Huge master bedroom w/ 3 additional & space for an office. Clean modern bath. Mature landscape and sheltering trees surround the yard site. Desirable highway 33 hard top road access only 10 minutes from Barrhead. Approximately 62 acres currently cultivated. Real Opportunity.

Built in 1987

### Essential Information

MLS® #	E4321722
Price	\$1,200,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	2,025
Acres	80.06
Year Built	1987
Type	Rural
Sub-Type	Residential Detached Single Family
Style	Bungalow

### Community Information

Address	60418 Hwy 33
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N3

### Amenities

Amenities	See Remarks
Features	See Remarks
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior	Hardwood, Laminate Flooring, Linoleum
Interior Features	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1
# of Stories	3
Has Basement	Yes
Basement	Fully Finished, Full

### Exterior

Exterior	Composition
Exterior Features	Landscaped, Private Setting, See Remarks
Construction	Wood Frame

### Additional Information

Date Listed                      December 1st, 2022

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Listing information last updated on May 18th, 2024 at 4:46pm MDT