

111, 59528 Range Road 55
Rural Barrhead No. 11, County of, Alberta

MLS # A2276333



\$505,000

Division:	Tiger Lake Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,055 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	3.00 Acres		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	31-59-5-W5
Exterior:	Vinyl Siding	Zoning:	CRR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

3+ acre property, featuring a spacious bungalow and multiple outbuildings. The residence is a large bungalow with an open kitchen and living space with views of Tiger Lake. The main floor has 2 comfortable bedrooms and a massive laundry room. The heart of the home is the kitchen, boasting custom cabinetry and a functional center island. A bonus is the front hot tub room, which enters from the living room. Downstairs is a fully finished concrete basement. There are 3 additional bedrooms and a large, inviting family room. Formerly a single-car garage, the 13' x 20' attached space has previously been renovated into a home business suite. It has an overhead heater, a 2-piece bathroom, and two rooms. If you have toys, tools, or a fleet of vehicles, you'll love the exterior setup. Detached Garage: A generous 26' x 28' plus a cold storage. An older 28' x 26' building, ideal for seasonal storage. Sheds: Additional storage sheds are located throughout the property for garden tools and gear, and a well house. There is plenty of lawn space and gardens. A short drive west of Barrhead in Barrhead County in the Tiger Lake Subdivision.