

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

MLS # A2276333



\$505,000

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|------------------|----------------------------------|---------------|-------------------|
| 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: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 3.00 Acres | | |
| Lot Feat: | Corner Lot | | |

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|--------------------|----------------------------|-------------------|---------------|
| 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.