

**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:** 3

**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.