

\$695,000 - 61411 Highway 763, Rural Barrhead No. 11, County of

MLS® #A2218267

\$695,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 75.81 Acres

NONE, Rural Barrhead No. 11, County of,
Alberta

A large parcel of land to enjoy as a hobby and recreational opportunity. The original land, by this owner, was set up for farming opportunities. This 4-bedroom was a custom stick-built home by a local builder and was recently renovated upstairs. An open floor plan is perfect for enjoying the bright windows and the new kitchen. Handy storage surrounds the large island. There is also room for a large table. The front living room includes a gas fireplace and tall ceilings. Downstairs is a large family room, bedroom, or craft room, and great storage. Shingles were replaced in 2020, flooring in 2024, and windows and siding in 2023. The shop has the option of a wood stove or full-time heat. It has great concrete, plus a den or office. A cold lean-to on the side. An outdoor kitchen is adjacent to the greenhouse. A great gardening spot is out back. Waterlines are still available to the back (formerly for watering bowls). Utility revenue is included. The area is abundant with natural wildlife and privacy. Leave plenty of time to visit this one.



Essential Information

MLS® #	A2218267
Price	\$695,000
Bathrooms	0.00

Acres	75.81
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	61411 Highway 763
Subdivision	NONE
City	Rural Barrhead No. 11, County of
County	Barrhead No. 11, County of
Province	Alberta
Postal Code	T0G 0L0

Interior

Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
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Additional Information

Date Listed	May 9th, 2025
Days on Market	2
Zoning	AG

Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
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