

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

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MLS® #A2218267

**\$695,000**

0 Bedroom, 0.00 Bathroom, 1,350 sqft  
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 1350 sq' (above grade) bungalow is on a full basement with 4-bedrooms. It 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 is 30' x 40' heated with in-floor heat or an optional wood stove. It has great concrete, plus a den or office. A cold lean-to on the side for additional large storage. 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.

Built in 1996

## **Essential Information**



MLS® #	A2218267
Price	\$695,000
Bathrooms	0.00
Square Footage	1,350
Acres	75.81
Year Built	1996
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
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

### Amenities

Parking	RV Garage, Triple Garage Detached
# of Garages	8

### Interior

Appliances	Refrigerator, Dishwasher, Dryer, Microwave Hood Fan, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

### Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	109
Zoning	AG

### Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
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