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

MLS® #A2231554

## \$695,000

4 Bedroom, 4.00 Bathroom, 1,350 sqft Residential 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® # A2231554 Price \$695,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,350 Acres 75.81 Year Built 1996

Type Residential Sub-Type Detached

Style Acreage with Residence, 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 Quad or More Detached

#### Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Yard, Private Entrance

Lot Description Pasture, Farm, Fruit Trees/Shrub(s), Lawn, Low Maintenance

Landscape, Meadow, Wooded

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed June 16th, 2025

Days on Market 127 Zoning AG

# **Listing Details**

Listing Office ROYAL LEPAGE MODERN REALTY

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