

\$1,299,000 - Highway 33 And Rge Rd 51, Rural Barrhead County

MLS® #E4424106

\$1,299,000

3 Bedroom, 1.00 Bathroom, 1,144 sqft

Rural on 77.10 Acres

None, Rural Barrhead County, AB

Exceptional Buildings & Structure capable of high capacity commercial applications & exposure on 80 acres along high exposure paved Highway 33 only 12 mi NW of Barrhead w/ quality Residence which could easily be converted to an office or base of operations as well. The Modern Shops include 54'x95' heated, 54'x96' heated & 80'x80' open machine shed w/ 24' high walls. Shops are high quality built w/ excellent concrete, insulating value, lined interior's, extensive power & electrical work along w/ bright lighting & flexible usage potential. 2 bedroom home features easy access, bright airy space & complete upgrades. 2.5 acres of heavily gravelled yard space features close to 100 truck loads of gravel, sloped drainage & underground water capture creating a yard capable of extra heavy equipment traffic & uninhibited usage. The 80 acres has been newly livestock fenced w/ some pasturable lands freshly cleared drained & seeded w/ balance featuring mature old growth trees. Current rental revenue return. Must see!!

Built in 2018

Essential Information

MLS® #

E4424106



| | |
|----------------|------------------------|
| Price | \$1,299,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,144 |
| Acres | 77.10 |
| Year Built | 2018 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | Highway 33 And Rge Rd 51 |
| Area | Rural Barrhead County |
| Subdivision | None |
| City | Rural Barrhead County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7N 1N2 |

Amenities

| | |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

Interior

| | |
|--------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|-----------------------------------------------------------------------|
| Exterior | Wood |
| Exterior Features | Landscaped, Private Setting, Treed Lot, See Remarks, Partially Fenced |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 4th, 2025 |
| Days on Market | 167 |

Zoning

Zone 70

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Listing information last updated on August 18th, 2025 at 10:32am MDT