

# **\$129,000 - #154 - 5415 Twp Rd 594, Rural Barrhead County**

MLS® #E4439111

**\$129,000**

3 Bedroom, 1.50 Bathroom, 840 sqft  
Rural on 0.16 Acres

None, Rural Barrhead County, AB

**GET LOST AND FIND YOURSELF HERE!**

Great Lot & Great Spot to get away from it all. Nice Rustic property on sloping lot with WALKOUT basement, located at the popular Thunder Lake (10 miles West of Barrhead). This older 840 sqft 2 Bdrm split level with 2nd Storey loft has a lot to offer. Although it has been mostly used as a summer getaway by the current owner, it is fully serviced to make it useable in the winter. UPGRADES include the metal roof, furnace, 1200 gal cistern with pressure tank & pump. The basement adds an additional 480 sqft and has the main bathroom plus a huge area for mechanical & cistern. There is an east deck plus a big covered west deck for larger gatherings. This is a well-known lake area with a combo of year-round residences and summer cottages. Owner estimates the septic holding tank to be 700 gallons. There is a strip of reserve land adjoining the property which can be used to gain access for moving purposes (the firepit is located on the reserve). **\*\*MOTIVATED SELLER!!**

Built in 1955

## **Essential Information**

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Price	\$129,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	840
Acres	0.16
Year Built	1955
Type	Rural
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### Community Information

Address	#154 - 5415 Twp Rd 594
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N3

### Amenities

Features	Deck, Fire Pit
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Boating, Landscaped, No Back Lane, Sloping Lot, See Remarks
Lot Description	60'x120'
Construction	Wood
Foundation	See Remarks

### Additional Information

Date Listed May 29th, 2025

Days on Market 88

Zoning Zone 70

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Listing information last updated on August 25th, 2025 at 8:47pm MDT