

# **\$574,900 - 58228 Range Road 30, Rural Barrhead County**

MLS® #E4442859

**\$574,900**

4 Bedroom, 2.00 Bathroom, 1,280 sqft  
Rural on 8.06 Acres

None, Rural Barrhead County, AB

Country living just a quarter mile South of the Pembina River! This 8.06-acre hobby farm retreat is tailored for those who dream of raising animals and cultivating their own land. Nestled in a treed setting just 20 minutes from Barrhead, and only an hour northwest of Edmonton, this well-maintained 1,280 sq ft bungalow offers two bedrooms and a full bathroom on the main floor. The fully finished basement includes two bedrooms, second bathroom, spacious family room, and plenty of storage. A newer barn, two wells, power, gas, livestock waterers, and multiple outbuildings including storage barns, a machine shed (half insulated), and an oversized double garage complete the property. Upgrades include modern bathrooms, stainless steel appliances, and a large eat-in kitchen. A spacious mudroom with main floor laundry, a deck, and a partially covered patio offer relaxing spaces to enjoy the peaceful surroundings. Whether raising animals, gardening, or simply enjoying fresh air, this hobby farm offers room to grow!

Built in 1983

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4442859  |
| Price  | \$574,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,280                  |
| Acres          | 8.06                   |
| Year Built     | 1983                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 58228 Range Road 30   |
| Area        | Rural Barrhead County |
| Subdivision | None                  |
| City        | Rural Barrhead County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7N 0N2               |

### Amenities

|          |                                                     |
|----------|-----------------------------------------------------|
| Features | Deck, Hot Water Natural Gas, R.V. Storage, Workshop |
|----------|-----------------------------------------------------|

### Interior

|              |                                     |
|--------------|-------------------------------------|
| Heating      | Forced Air-1, Electric, Natural Gas |
| Stories      | 2                                   |
| Has Basement | Yes                                 |
| Basement     | Full, Finished                      |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Concrete                                    |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Private Setting |
| Construction      | Concrete                                    |
| Foundation        | Concrete Perimeter                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 69              |
| Zoning         | Zone 70         |

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