



## 2017 HWY 654 Rural Barrhead County AB

\$399,000

Private 15.25 acre property between Barrhead and Westlock on paved roads with an abundance of mature trees surrounding the acreage. Wonderful 1400 sq ft bungalow featuring kitchen with island & pantry, living room is flooded with light from the large windows and offers a gas fireplace, main floor laundry, 3 bedrooms and 2.5 bathrooms. The basement is finished with 2 bedrooms, 3 pce bathroom, utility area and spacious family/games room. Vaulted ceilings provide an open spacious feel to the home and the expansive deck provides a nice place to spend time outside. The oversized heated garage measures 44'x26' and provides parking as well as a separate workshop area. The property is mostly natural treed area with trails throughout and an open pasture area and dugout providing water for animals. The yard features a pond, gazebo, fenced vegetable garden, greenhouse and garden shed. Home is being sold 'As Is/Where Is'. A handyman's work could bring it back to it's original condition.

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

donna.hiemstra@royallepage.ca  
<http://www.donnahiemstra.com>

**RE/MAX ELITE**

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Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)