



## 58312 Rge Rd 40 Rural Barrhead County AB

\$369,000

Perfect opportunity to live in the country on 10 peaceful acres only 6 mi from the edge of Barrhead. This 1989 1040 sq ft bi-level features 2+1 current bedrooms along w/ 2 full bathrooms. Open design main floor living, kitchen & dining area creates efficient space & a connected feel. Basement family room, large laundry, good storage along w/ a corner cold room for your fresh home grown produce. Vinyl window update, drilled well, natural gas, power & septic. Bonus oversized higher wall double car garage for vehicle shelter or complimentary workshop space. 50% of acreage is treed bush and sheltering trees. Fantastic opportunity to continue to shape and make your own. Don't miss out on this hard to find larger acre parcel capable of self sustainability and the peaceful lifestyle you've been desiring.

Listing Presented By:



Originally Listed by:  
Sunnyside Realty Ltd

[jbparkers@outlook.com](mailto:jbparkers@outlook.com)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)