

# \$199,900 - 163 5415 Twp Rd 594, Rural Barrhead County

MLS® #E4444446

**\$199,900**

3 Bedroom, 0.00 Bathroom, 1,337 sqft

Rural on 0.26 Acres

None, Rural Barrhead County, AB

FISHERMEN, INVESTORS AND HANDYMEN!!! This incredibly well-built walkout bungalow at THUNDER LAKE sits at the top of the hill and has excellent drainage on all sides. The sunny southwest back yard overlooks an environmental reserve. Weatherproof envelope with metal roof, vinyl siding, dbl pane windows, in/out insulated exterior walls, and insulated basement floor. The upper level is fully framed, wired and drywalled. A vast open concept kitchen and living space with a vaulted ceiling and windows all around. Upper floor laundry room, pantry and 3 generous bedrooms sharing a large bathroom. Down the custom circular staircase, the WALKOUT BASEMENT is a blank slate. Enjoy the wood burning stove and dinner downstairs while finishing the upper level. Reverse pie lot gives plenty of room for a front garage. Large storage shed out front and outhouse in the back. Patio doors up and down, plumbed for central vac, cross braced floor joists, and more! 18 minutes from Barrhead. Customize this cabin to your preferences!

Built in 1985

## Essential Information

MLS® # E4444446

Price \$199,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 0.00                   |
| Square Footage | 1,337                  |
| Acres          | 0.26                   |
| Year Built     | 1985                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 163 5415 Twp Rd 594   |
| Area        | Rural Barrhead County |
| Subdivision | None                  |
| City        | Rural Barrhead County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7N 1N2               |

### Amenities

|          |  |
|----------|--|
| Features | Off Street Parking, Insulation-Upgraded, Lake Privileges, No Animal Home, No Smoking Home, Parking-Extra, Walkout Basement, Wood Windows, Vacuum System-Roughed-In |
|----------|--|

### Interior

|                   |                  |
|-------------------|------------------|
| Interior Features | ensuite bathroom |
| Heating           | Wood Stove, Wood |
| Stories           | 1                |
| Has Basement      | Yes              |
| Basement          | Full, Unfinished |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Beach Access, Boating, Environmental Reserve, Hillside, Lake Access Property, Treed Lot |
| Construction      | Wood   |
| Foundation        | Preserved Wood   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 26th, 2025 |
|-------------|-----------------|

Days on Market 12

Zoning Zone 70

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