

# **\$154,500 - 230 59518 Rge Rd 55, Rural Barrhead County**

MLS® #E4458995

**\$154,500**

2 Bedroom, 1.50 Bathroom, 768 sqft

Rural on 3.36 Acres

Tiger Lake Estates, Rural Barrhead County,  
AB

**NEED AN AFFORDABLE NEWER YEAR-ROUND HOME?** This stylish 1.5 storey **FEATURES** an upstairs master bedroom with huge 4-pc bath finished in ceramic tile. It has patio doors onto a nice deck overlooking the property to the west. The main floor has a kitchen, living room, small bedroom, combination 3-piece bathroom\*laundry room, plus the mechanical room. If you're into **HORSES** you will appreciate the huge pasture with new posts and electric fencing. Plus it has a small corral system suitable for other animals. **ALL SERVICES ARE PAID incl.** underground power, natural gas, 1500 gallon cistern and 1200 gallon septic holding tank with alarm. The concrete slab has 1.5 inch styro insulation with concrete poured overtop (and extra rebar). There is a framed 12x19x12 high pole shed, an animal shelter and a smaller garden spot (sand was dug out and black dirt hauled in). **IF YOU DON'T WANT A HUGE PLACE TO DUST & HEAT, THEN THIS MIGHT BE THE PLACE FOR YOU.** Seller will offer title insurance in lieu of RPR.

Built in 2016

## **Essential Information**

MLS® # E4458995

Price \$154,500



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	768
Acres	3.36
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	230 59518 Rge Rd 55
Area	Rural Barrhead County
Subdivision	Tiger Lake Estates
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N3

### Amenities

Features	Deck, Detectors Smoke, Exterior Walls- 2"x6"
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Landscaped, See Remarks, Partially Fenced
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	September 22nd, 2025
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Days on Market 17

Zoning Zone 70

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Listing information last updated on October 9th, 2025 at 1:17am MDT