

# **\$129,000 - #154 - 5415 Twp Rd 594, Rural Barrhead County**

MLS® #E4439111

**\$129,000**

3 Bedroom, 1.50 Bathroom, 840 sqft  
Rural on 0.16 Acres

None, Rural Barrhead County, AB

**GET LOST AND FIND YOURSELF HERE!**

Great Lot & Great Spot to get away from it all.

Nice Rustic property on sloping lot with

WALKOUT basement, located at the popular  
Thunder Lake (10 miles West of Barrhead).

This older 840 sqft 2 Bdrm split level with 2nd

Storey loft has a lot to offer. Although it has

been mostly used as a summer getaway by

the current owner, it is fully serviced to make it

useable in the winter. UPGRADES include the

metal roof, furnace, hot water tank and 1200

gal cistern complete with pressure tank &

pump. The basement adds an additional 480

sqft and has the main bathroom plus a huge

area for mechanical & cistern. There is an

east deck plus a big covered west deck for

larger gatherings. This is a well-known lake

area with a combo of year-round residences

and summer cottages. Owner estimates the

septic holding tank to be 700 gallons. There is

a strip of reserve land adjoining the property

which can be used to gain access for moving  
purposes (the firepit is located on the reserve).

Built in 1955

## **Essential Information**

MLS® # E4439111

Price \$129,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	840
Acres	0.16
Year Built	1955
Type	Rural
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### Community Information

Address	#154 - 5415 Twp Rd 594
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N3

### Amenities

Features	Deck, Fire Pit
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Boating, Landscaped, No Back Lane, Sloping Lot, See Remarks
Lot Description	60'x120'
Construction	Wood
Foundation	See Remarks

### Additional Information

Date Listed May 29th, 2025

Days on Market 59

Zoning Zone 70

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