

## **\$349,000 - 225 5415 Twp Rd 594, Rural Barrhead County**

MLS® #E4439925

**\$349,000**

3 Bedroom, 1.00 Bathroom, 1,306 sqft

Rural on 0.18 Acres

None, Rural Barrhead County, AB

Thoughtfully built and meticulously maintained this hillside bungalow could be your next dream get away or full time home. The property features three bedrooms, full bathroom, kitchen and gorgeous living room with central wood burning fire place. There is also a full unfinished walk out basement with in floor heat and roughed in for an additional bathroom awaiting your personal touches and preferences. The wrap around deck makes the absolute most of the stunning surroundings. Walk down your manicured lawn down to the path that leads to the environmental reserve and sandy beach shore line of Thunderlake! This property leaves nothing to be desired!

Built in 1991

### **Essential Information**

MLS® #	E4439925
Price	\$349,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,306
Acres	0.18
Year Built	1991
Type	Rural
Sub-Type	Detached Single Family



Style	Hillside Bungalow
Status	Active

### Community Information

Address	225 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, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, See Remarks
----------	---

### Interior

Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Environmental Reserve, Hillside, Lake Access Property, Landscaped, Low Maintenance Landscape, Not Fenced, Playground Nearby, Recreation Use, Sloping Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	57
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 29th, 2025 at 4:02am MDT