

# **\$695,000 - 61411 Highway 763, Rural Barrhead No. 11, County of**

---

MLS® #A2231554

**\$695,000**

4 Bedroom, 4.00 Bathroom, 1,350 sqft  
Residential on 75.81 Acres

NONE, Rural Barrhead No. 11, County of, Alberta

A large parcel of land to enjoy as a hobby and recreational opportunity. The original land, by this owner, was set up for farming opportunities. This 1350 sq' (above grade) bungalow is on a full basement with 4 bedrooms. It was a custom stick-built home by a local builder and was recently renovated upstairs. An open floor plan is perfect for enjoying the bright windows and the new kitchen. Handy storage surrounds the large island. There is also room for a large table. The front living room includes a gas fireplace and tall ceilings. Downstairs is a large family room, bedroom, or craft room, and great storage. Shingles were replaced in 2020, flooring in 2024, and windows and siding in 2023. The shop is 30' x 40' heated with in-floor heat or an optional wood stove. It has great concrete, plus a den or office. A cold lean-to on the side for additional large storage. An outdoor kitchen is adjacent to the greenhouse. A great gardening spot is out back. Waterlines are still available to the back (formerly for watering bowls). Utility revenue is included. The area is abundant with natural wildlife and privacy. Leave plenty of time to visit this one.

Built in 1996

## **Essential Information**



MLS® #	A2231554
Price	\$695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,350
Acres	75.81
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	61411 Highway 763
Subdivision	NONE
City	Rural Barrhead No. 11, County of
County	Barrhead No. 11, County of
Province	Alberta
Postal Code	T0G 0L0

### **Amenities**

Parking	Quad or More Detached
---------	-----------------------

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Pasture,

	Wooded, Farm, Meadow
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	24
Zoning	AG

### **Listing Details**

Listing Office	ROYAL LEPAGE MODERN REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.