

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

---

MLS® #A2218267

**\$695,000**

0 Bedroom, 0.00 Bathroom, 1,350 sqft  
Agri-Business 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® #         | A2218267      |
| Price          | \$695,000     |
| Bathrooms      | 0.00          |
| Square Footage | 1,350         |
| Acres          | 75.81         |
| Year Built     | 1996          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | 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      | RV Garage, Triple Garage Detached |
| # of Garages | 8                                 |

### Interior

|            |   |
|------------|---|
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Window Coverings, Stove(s) |
| Heating    | Forced Air, Natural Gas   |
| Cooling    | None  |

### Exterior

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | Poured Concrete |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 45            |
| 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.