

# \$295,000 - 51 Lightning Bay, Rural Barrhead No. 11, County of

MLS® #A2237399

**\$295,000**

3 Bedroom, 1.00 Bathroom, 1,141 sqft  
Residential on 0.33 Acres

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

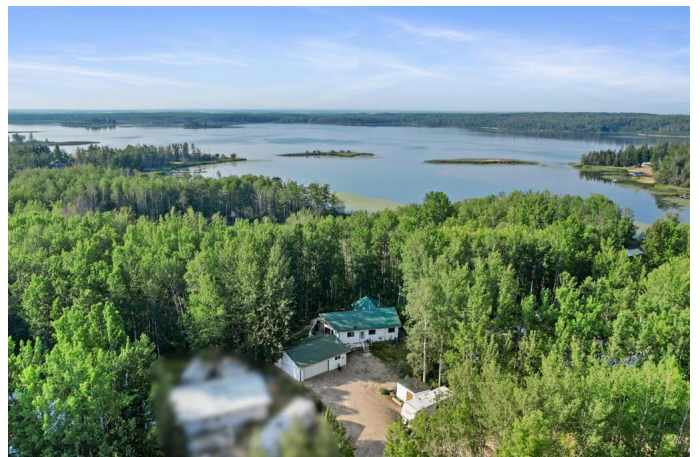
Tucked into nature and full of charm, this beautiful bungalow offers lake life with comfort and good privacy. Vaulted ceilings and soaring windows fill the space with natural light and peaceful views of the lake, environmental reserve, and surrounding trails.

Inside, youâ€™ll find solid wood cabinets, an open-concept kitchen, dining, and living area anchored by a cozy wood-burning stoveâ€”ideal for year-round enjoyment. The home features three bedrooms and a full bath, with a standout primary suite that faces the lake and boasts its own gas fireplace for those tranquil evenings in.

No carpets hereâ€”just easy-to-clean flooring throughout. The detached garage (24â€™ x 30â€™) provides plenty of space for vehicles and storage, plus a dedicated workshop area.

This well-maintained property is part of a bareland condo community offering shared access to a boat launch, lodge, playground, and more. Whether you're looking for a serene full-time residence or the perfect cottage getaway, this home is a true retreat youâ€™ll never want to leave.

Built in 1992



## Essential Information

MLS® #	A2237399
Price	\$295,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,141
Acres	0.33
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	51 Lightning Bay
Subdivision	NONE
City	Rural Barrhead No. 11, County of
County	Barrhead No. 11, County of
Province	Alberta
Postal Code	T7N 1N3

## Amenities

Amenities	Beach Access, Boating, Clubhouse
Parking Spaces	8
Parking	Double Garage Detached
# of Garages	2
Waterfront	Lake Privileges

## Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), High Ceilings, No Smoking Home, Vinyl Windows
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Water Softener, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Wood Burning Stove

Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, See Remarks, Conservation, Lake
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	July 7th, 2025
Days on Market	66
Zoning	RR

## Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
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