

\$750,000 - 48516 Highway 22, Rural Brazeau County

MLS® #A2170341

\$750,000

2 Bedroom, 2.00 Bathroom, 1,708 sqft
Residential on 11.44 Acres

NONE, Rural Brazeau County, Alberta

1 acres with family home that offers a spacious 1708 sq ft bi-level layout with a partially finished basement. The main floor boasts a cozy living room with deck access, a generous kitchen and dining area, a primary bedroom with access to a 5-piece bath, a second bedroom & a convenient laundry room. The wall between a former 3rd bedroom & primary bedroom has been professionally removed making that 3rd bedroom a spacious walk-in closet for the primary bedroom. Additionally, there is an office, closets, and a 3-piece bathroom at the entryway. The partially finished basement features two bedrooms (one without a closet), a plumbed future bathroom, an area used as large family room, a storage room, an area with a fridge and sink, and a mechanical room. The basement includes storage space in the crawl space beneath the entry. Basement ceilings, trim boards & flooring still needed. Outside, there is a 32x40 heated shop with 220 wiring and an overhead door, as well as an 83x40 quonset with power & concrete floor. The property includes 2 automatic waterers, making it perfect for a family and a couple of ponies. Additionally, the land generates \$9200 annually for surface rights and is zoned for agriculture.

Built in 1984

Essential Information



| | |
|----------------|----------------------------------|
| MLS® # | A2170341 |
| Price | \$750,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,708 |
| Acres | 11.44 |
| Year Built | 1984 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 48516 Highway 22 |
| Subdivision | NONE |
| City | Rural Brazeau County |
| County | Brazeau County |
| Province | Alberta |
| Postal Code | T0C0S0 |

Amenities

| | |
|----------------|--|
| Utilities | Natural Gas Paid, Electricity Paid For, Phone Paid For, Water Paid For |
| Parking Spaces | 4 |
| Parking | 220 Volt Wiring, Off Street, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances | Built-In Oven, Dishwasher, Dryer, Freezer, Gas Cooktop, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | See Remarks |

Exterior

| | |
|-------------------|-------------|
| Exterior Features | Fire Pit |
| Lot Description | See Remarks |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 1st, 2024 |
| Days on Market | 213 |
| Zoning | Ag |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | Moore's Realty Ltd. |
|----------------|---------------------|

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