

\$750,000 - 48516 Hwy 22 House B; C, Rural Brazeau County

MLS® #E4408728

\$750,000

4 Bedroom, 2.00 Bathroom, 1,708 sqft

Rural on 11.44 Acres

None, Rural Brazeau County, AB

11 acres. Spacious bi-level family home with a partially finished basement. The main floor boasts a living room with deck access, a generous kitchen/dining area, primary bedroom w/access to a 5-pce bath, 2nd bedroom & laundry room. The wall between former 3rd bedrm & primary bedrm was professionally removed making the 3rd bedrm into spacious walk-in closet. Additionally, there is an office, closets, & 3-pce bathrm at entry. The partially finished basement has 2 bedrooms (1 without closet), plumbed future bathrm, large family room, storage room, an area w/ fridge & sink & mechanical room. The basement includes storage space in crawlspace under entry. Basement ceilings, trim boards & flooring still needed. 32x40 heated shop with 220 wiring & overhead door, 83x40 quonset with power & concrete floor, 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® # E4408728

Price \$750,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,708
Acres	11.44
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	48516 Hwy 22 House B; C
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 0S0

Amenities

Features	Deck, No Animal Home, No Smoking Home
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Interior

Heating	Forced Air-2, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 1st, 2024
Days on Market	275
Zoning	Zone 90

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