

## \$850,000 - 48216 Rge Road 72, Rural Brazeau County

MLS® #E4437052

**\$850,000**

2 Bedroom, 1.50 Bathroom, 2,998 sqft

Rural on 160.00 Acres

None, Rural Brazeau County, AB

This 160 acre parcel of No. 3 soil with good grass and \$18,916 of annual surface lease revenue is a rare opportunity to purchase a full quarter section with yardsite, only 15 minutes from Drayton Valley. The yardsite, tucked into the NE corner of the quarter, and easily subdividable, has a 3000 sq ft, two bedroom, two bathroom house, (1983), a 36' x 72' hayshed with a 22' x 72' lean-to and two open front cattle shelters; 25' x 64' and 25' x 120', and a 42' x 40' shop on concrete footing with dirt floor. There are two water wells, one that supplies the house and one situated next to the 120' cattle shelter, providing water for cattle. The quarter is fenced and cross fenced. Pasture is currently under a lease contract for 2025 with adjustment on lease revenue to be made on possession date. Availability of pasture for 2025 may be negotiable.

Built in 1983

### Essential Information

MLS® #	E4437052
Price	\$850,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,998



Acres	160.00
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	48216 Rge Road 72
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 0S0

### Amenities

Features	Crawl Space, Deck, Workshop, See Remarks
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### Interior

Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Private Setting, See Remarks
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	May 16th, 2025
Days on Market	32
Zoning	Zone 90

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