

\$419,900 - Twp 491 Range Road 73, Rural Brazeau County

MLS® #E4464263

\$419,900

0 Bedroom, 0.00 Bathroom,
Rural on 11.79 Acres

None, Rural Brazeau County, AB

Amazing opportunity to invest in 11.79 acres of land along the ring road, on the Brazeau County side. The land borders Stables Lane on the North. There is a shared driveway access off Range Road 73 on title and tree clearing has been done in preparation to bring in power from the road if needed. The land is fenced and cleared, with trees left for wind break along the perimeter to the East and South. You can have up to 3 residences- primary home, secondary suite and other. The land is large enough to allow a variety of animals and is out of sub-division. This would be a fantastic place to build an off grid, multi-generational homestead with quick access to the Town's schools, and amenities. This lot is zoned country residential, however the seller has been using it for agricultural purposes and the taxes reflect that use. There is no income from farming to declare, however GST may be applicable.



Essential Information

MLS® #	E4464263
Price	\$419,900
Bathrooms	0.00
Acres	11.79

Type Rural
Sub-Type Vacant Lot/Land
Status Active

Community Information

Address Twp 491 Range Road 73
Area Rural Brazeau County
Subdivision None
City Rural Brazeau County
County ALBERTA
Province AB
Postal Code T7A 2A2

Exterior

Exterior Features Backs Onto Park/Trees, Fenced
No Through Road

Additional Information

Date Listed October 31st, 2025
Days on Market 4
Zoning Zone 90



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