

\$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	221
Zoning	Ag

Listing Details

Listing Office	Moore's Realty Ltd.
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