

\$549,900 - 47508, Rge Rd 40, Rural Brazeau County

MLS® #A2129688

\$549,900

4 Bedroom, 2.00 Bathroom, 1,273 sqft
Residential on 73.49 Acres

NONE, Rural Brazeau County, Alberta

RARE FIND: 73.49 ACRE HOBBY FARM ONLY 4KM FROM BRETON. This beautiful property with 1274 sq. ft. is perfect for someone dreaming of owning their own little hobby farm. The bi-level home, built in 1981, has two bedrooms, a four pce bath, large living room and kitchen/dining area with south windows providing ample sun on the main floor. There are two more bedrooms, a spacious family room and 3 pce bath downstairs. Property is fenced, and has approximately 33 acres open with a dugout on the back 30 acre pasture, for watering livestock. The spacious spruce tree lined yard site includes a double detached garage with concrete floor, several small storage sheds, a 24' x 28' open front shed with power and an older barn. There are numerous fruit trees and a large garden area to make this hobby farm complete. Ideally located about 30 minutes from Drayton Valley and 45 minutes from Leduc and within 1/2 hour of three lakes and several golf courses, this could be the property you've been waiting for.

Built in 1981

Essential Information

MLS® #	A2129688
Price	\$549,900
Sold Price	\$530,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,273
Acres	73.49
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	47508, Rge Rd 40
Subdivision	NONE
City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0C 0P0

Amenities

Parking	Double Garage Detached
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Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks, Sump Pump(s)
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Free Standing, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Farm, Fruit Trees/Shrub(s), Lawn, Garden
Roof	Asphalt Shingle
Construction	Stucco

Foundation Poured Concrete

Additional Information

Date Listed May 6th, 2024
Date Sold May 28th, 2024
Days on Market 21
Zoning AG
HOA Fees 0.00

Listing Details

Listing Office Moore's Agri-Trade Ltd.

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