

\$549,000 - #a 47410 Rge Rd 40, Rural Brazeau County

MLS® #A2132127

\$549,000

4 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 39.78 Acres

NONE, Rural Brazeau County, Alberta

39.78 acres with a 2014 built modular home and large shop with office space is perfect for your family, your home based business and enough land to have some animals. The home, with over 1500 sq ft of living space, has plenty of room with 4 newly drywalled and painted bedrooms and two full baths. A massive front deck spans the full front of the home. Steps away is a 2160+ sq ft shop with attached 740 sq ft office space that most people only dream of. (Office area could easily be converted into a suite). The shop (2018) is heated with a 55' radiant tube heater and has a 6" concrete slab to handle heavy equipment, 220 v wiring, 12' ft walls and three bays, each with a floor drain and side mount door openers on the (2 X 9' and 1 x 12') overhead doors. The land, fenced into five different paddocks has approx. 18 acres of open pasture and a second well for livestock. Outbuildings include a chicken coop and open front shelter. Come check out this very well equipped acreage less than 5 Km from Breton.

Built in 2014

Essential Information

MLS® #	A2132127
Price	\$549,000
Sold Price	\$527,500
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,520
Acres	39.78
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	#a 47410 Rge Rd 40
Subdivision	NONE
City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0C 0P0

Amenities

Utilities	Electricity Paid For, Natural Gas at Lot Line, Propane
Parking	Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s), Jetted Tub
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Propane
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Lawn, No Neighbours Behind, Pasture, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	May 14th, 2024
Date Sold	June 16th, 2024
Days on Market	33

Zoning	Ag
HOA Fees	0.00

Listing Details

Listing Office Moore's Agri-Trade Ltd.

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