

\$560,000 - On Hwy 616, Rural Brazeau County

MLS® #A2210504

\$560,000

0 Bedroom, 0.00 Bathroom,
Land on 157.90 Acres

NONE, Rural Brazeau County, Alberta

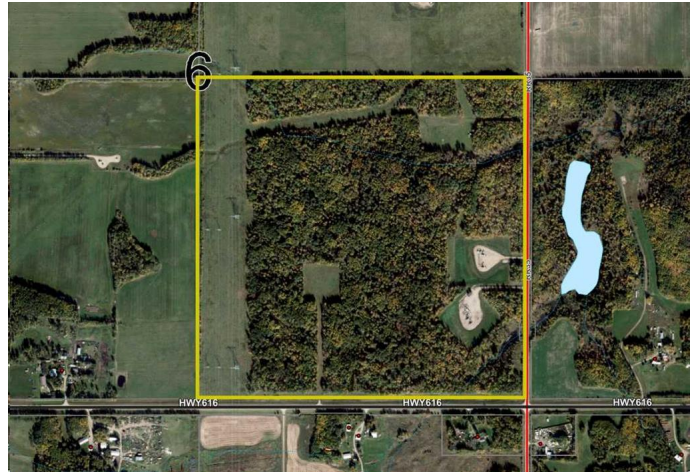
Situated just to the east of Breton, this treed quarter section offers excellent income with surface lease revenue, from Altalink power towers and pasture rent (\$14,197). It is bordered on south by Highway 616 and on the east by Range Road 35. In the northeast corner, you'll find a fantastic camping area nestled among ample trees and small creek, providing complete seclusion while remaining conveniently close to nearby amenities. Another creek runs across the southeast corner. These creeks slow to trickle by August, but there is usually water in beaver dams on the creek. The entire quarter is fully fenced(some repair required), presenting numerous opportunities for both livestock and recreational activities.

Essential Information

MLS® #	A2210504
Price	\$560,000
Sold Price	\$560,000
Bathrooms	0.00
Acres	157.90
Type	Land
Sub-Type	Recreational
Status	Sold

Community Information

Address	On Hwy 616
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Subdivision	NONE
City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0C 0P0

Additional Information

Date Listed	April 9th, 2025
Date Sold	April 18th, 2025
Days on Market	8
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Moore's Realty Ltd.
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