

# \$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	200
Zoning	Ag

**Listing Details**

Listing Office	Moore's Realty Ltd.
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