

# \$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 | 219               |
| Zoning         | Ag                |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Moore's Realty Ltd. |
|----------------|---------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.