

# \$450,000 - 4017 Highway 616, Rural Brazeau County

MLS® #A2227748

## \$450,000

2 Bedroom, 2.00 Bathroom, 1,880 sqft  
Residential on 3.48 Acres

NONE, Rural Brazeau County, Alberta

This log home & shop sits on a 3.48 acres just a short drive from Breton. The main floor features a kitchen, a cozy dining area, a welcoming living room, a family room, bathroom, utility space & a laundry room. Upstairs, you'll find two spacious bedrooms, an ensuite & a comfortable sitting area. The home is built on a crawlspace & the landscaped yard is developed & mature. The heated & insulated shop is a mechanic's paradise, complete with 2 pc bathroom, overhead crane, cupboards, air compressor, wash station, a mounted vise, a bench grinder, and a large attached lean-to. There's a Semi truck enclosed trailer without wheels for extra storage. A ride-on lawn mower is included to keep the grounds looking pristine. This property is conveniently located just minutes away from Breton with nearby shopping, schools & other amenities.

Built in 1980

## Essential Information

MLS® #	A2227748
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,880
Acres	3.48
Year Built	1980



Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	4017 Highway 616
Subdivision	NONE
City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0C0P0

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Glass Doors
Basement	None

### Exterior

Exterior Features	Balcony, Dog Run
Lot Description	Dog Run Fenced In, Private, Treed, Secluded
Roof	Cedar Shake
Construction	Log
Foundation	Poured Concrete, Block

### Additional Information

Date Listed	June 4th, 2025
Days on Market	11
Zoning	90

# Listing Details

Listing Office                      Moore's Realty Ltd.

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