

# \$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      | Electricity Paid For, Natural Gas Paid, 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, Refrigerator, Range Hood, 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 | 258               |
| Zoning         | Ag                |

**Listing Details**

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

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