

# \$760,000 - 5519 Highway 616, Rural Brazeau County

MLS® #A2222507

**\$760,000**

3 Bedroom, 2.00 Bathroom, 1,306 sqft

Residential on 157.38 Acres

NONE, Rural Brazeau County, Alberta

This 157 acre property along Highway 616 west of Breton features a modern 3-bedroom, 2-bathroom home, an arch rib shop, a dugout, and plenty of open pasture land and trees. Just 15 minutes to village of Breton and 20 minutes to Drayton Valley. The Cross Country modular home was placed onto the concrete basement of a previous home. The basement is unfinished and is approximately 2 feet narrower than the house itself. The property is serviced with an open discharge sewer system, a drilled well, power, and natural gas. The furnace was replaced Dec 2024. Yard is gated. The 40x60 arch rib shop has metal clad ends and walls, concrete footings, asphalt shingle roof, dirt floor, power, large slider door on south end and man doors on both south and north ends. The seller is currently working with a contractor and an auction company to do the considerable cleanup of the property. The auction company has indicated this cleanup will not be completed until July 4, 2025. With the dugout and fencing, this is an ideal property for any aspiring farmer or rancher. This farm offers tremendous potential.

Built in 2009

## Essential Information

MLS® # A2222507

Price \$760,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,306
Acres	157.38
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	5519 Highway 616
Subdivision	NONE
City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0C 0S0

### **Amenities**

Utilities	Natural Gas Paid, Electricity Connected, Electricity Paid For, Natural Gas Connected, Phone Available, Water Paid For
Parking	Off Street
Waterfront	See Remarks

### **Interior**

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Creek/River/Stream/Pond, Farm, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	34
Zoning	Ag

## **Listing Details**

Listing Office	Moore's Realty Ltd.
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