

# **\$750,000 - 48516 Hwy 22 House B; C, Rural Brazeau County**

MLS® #E4408728

**\$750,000**

4 Bedroom, 2.00 Bathroom, 1,708 sqft

Rural on 11.44 Acres

None, Rural Brazeau County, AB

11 acres. Spacious bi-level family home with a partially finished basement. The main floor boasts a living room with deck access, a generous kitchen/dining area, primary bedroom w/access to a 5-pce bath, 2nd bedroom & laundry room. The wall between former 3rd bedrm & primary bedrm was professionally removed making the 3rd bedrm into spacious walk-in closet. Additionally, there is an office, closets, & 3-pce bathrm at entry. The partially finished basement has 2 bedrooms (1 without closet), plumbed future bathrm, large family room, storage room, an area w/ fridge & sink & mechanical room. The basement includes storage space in crawlspace under entry. Basement ceilings, trim boards & flooring still needed. 32x40 heated shop with 220 wiring & overhead door, 83x40 quonset with power & concrete floor, 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® # E4408728

Price \$750,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,708                  |
| Acres          | 11.44                  |
| Year Built     | 1984                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 48516 Hwy 22 House B; C |
| Area        | Rural Brazeau County    |
| Subdivision | None                    |
| City        | Rural Brazeau County    |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 0S0                 |

### Amenities

|          |                                       |
|----------|---------------------------------------|
| Features | Deck, No Animal Home, No Smoking Home |
|----------|---------------------------------------|

### Interior

|              |                                 |
|--------------|---------------------------------|
| Heating      | Forced Air-2, Natural Gas       |
| Stories      | 1                               |
| Has Basement | Yes                             |
| Basement     | See Remarks, Partially Finished |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood                |
| Exterior Features | Fenced, See Remarks |
| Construction      | Wood                |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2024 |
| Days on Market | 258               |
| Zoning         | Zone 90           |

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