

\$450,000 - 4017 Hwy 616, Rural Brazeau County

MLS® #E4440328

\$450,000

2 Bedroom, 2.00 Bathroom, 1,880 sqft

Rural on 3.48 Acres

None, Rural Brazeau County, AB

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® #	E4440328
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,880



Acres	3.48
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4017 Hwy 616
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 0P0

Amenities

Features	Deck, Dog Run-Fenced In, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Log
Exterior Features	Golf Nearby, Schools, Shopping Nearby, Treed Lot
Construction	Log
Foundation	Block, Concrete Perimeter

Additional Information

Date Listed	June 4th, 2025
Days on Market	12
Zoning	Zone 90

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