

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

MLS® #E4437295

**\$760,000**

3 Bedroom, 2.00 Bathroom, 1,305 sqft

Rural on 157.82 Acres

None, Rural Brazeau County, AB

157 acre property along Highway 616 west of Breton features modern 3-bedrm, 2-bathrm home, an arch rib shop, dugout & open pasture land & trees. 15 minutes to Breton /20 minutes to Drayton Valley. The Cross Country modular home was placed on concrete basement of previous home. The basement is unfinished & is approx 2' narrower than the house. Property serviced with open discharge sewer system, drilled well, power & natural gas. Furnace replaced Dec 2024. Yard is gated. 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. Seller is currently working with a contractor and an auction company to do the considerable cleanup of the property. The auction company has indicated 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. There is tremendous potential to develop this property.

Built in 2009

### Essential Information

MLS® # E4437295

Price \$760,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,305
Acres	157.82
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5519 Hwy 616
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 0S0

### **Amenities**

Features	Deck, Detectors Smoke
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks, Unfinished

### **Exterior**

Exterior	Modular
Exterior Features	Corner Lot, Cross Fenced, Fenced
Construction	Modular
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	32

## Zoning

## Zone 90

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Listing information last updated on June 16th, 2025 at 11:32pm MDT