

\$385,000 - 5001 67 Street, Rural Brazeau County

MLS® #E4459109

\$385,000

4 Bedroom, 2.00 Bathroom, 2,470 sqft

Rural on 3.68 Acres

Poplar Ridge (Brazeau), Rural Brazeau County, AB

On pavement, 1 mile west of Drayton Valley. Full serviced parcel offers best of very private country acreage & light industrial-commercial-business development zoning (zoning is Rural Industrial). Property offers tree-lined, asphalt drive & parking area, gravelled parking & truck/RV power, 24x30 quonset waiting to be insulated for winter shop, & lots of yard. Building is well constructed, sits hi & dry on 4"™ heated crawl space, has served as both executive home residence, professional offices & industrial business surveillance suite. Offers 4 bedrooms, 2 baths, full kitchen, sunken living room, brick-lined wood fireplace & vaulted ceilings along with very large flex room for offices, hobbies, or additional bedrooms. Recent upgrades include re-roofing & high efficiency furnaces (2017) and new appliances & commercial vinyl plank flooring (2024). Vendor Vendor financing available to qualified buyers with 25% down. An ideal property for home based / professional / yard-shop based business with residence.

Built in 1978

Essential Information

MLS® # E4459109

Price \$385,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,470
Acres	3.68
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5001 67 Street
Area	Rural Brazeau County
Subdivision	Poplar Ridge (Brazeau)
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1R9

Amenities

Features	Crawl Space
----------	-------------

Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 22nd, 2025
Days on Market	43
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 5:47am MST