

# **\$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

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 June 16th, 2025 at 4:32pm MDT