

\$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 | 201 |
| 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 April 20th, 2025 at 12:02am MDT