

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

MLS® #A2222507

**\$760,000**

3 Bedroom, 2.00 Bathroom, 1,306 sqft

Residential on 157.38 Acres

NONE, Rural Brazeau County, Alberta

Cleanup has been completed. 157 acre property along Hwy 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. Cross Country modular home was placed on concrete basement of previous home. 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. Cleanup of the property has been completed. 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® #	A2222507
Price	\$760,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,306
Acres	157.38
Year Built	2009



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	5519 Highway 616
Subdivision	NONE
City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0C 0S0

### Amenities

Utilities	Electricity Connected, Electricity Paid For, Natural Gas Paid, Natural Gas Connected, Phone Available, Water Paid For
Parking	Off Street
Waterfront	See Remarks

### Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, See Remarks

### Exterior

Exterior Features	None
Lot Description	Creek/River/Stream/Pond, Farm, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	52
Zoning	Ag

### Listing Details

Listing Office

Moore's Realty Ltd.

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