



## 48222 Range Road 90 Rural Brazeau County AB

\$522,500

Wonderful 6.94 acres only a 10 min drive from Drayton Valley! This 1144 sqft home shows beautifully, as it's been thoroughly maintained over the years. On the main floor you have a large kitchen, living room & dining room w/ access to the huge, covered deck through french doors. Completing the main floor is the master bed w/ a 2-piece ensuite, 2nd & 3rd bedrooms & 4-piece bath. The lower floor boasts a beautiful wood burning stove in the brightly lit family room. Additionally, there's the 4th bedroom, laundry space, 3-piece bath & walk out entrance into the carport. The property offers a triple detached garage w/ wood cook stove & many outbuildings, such as 6 storage sheds, 2 lean-to's, a lean-to barn (all tin roofs) 2 cattle waterers & a heated, insulated sea can. Additional features are a back-up generator, new shingles on house & garage & triple pane windows throughout! The property has a 2nd entrance at the north end that's gated and it's within a 5/10 min horse ride to the Pembina River riding trails!

Listing Presented By:



Originally Listed by:

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