



## 48224 Range Road 81 Rural Brazeau County AB

\$409,900

Situated in the desirable Brazeau County area this charming country acreage is only minutes from town on all pavement. 11.23 acres provides ample space for all your farming dreams. The adorable 3 bedroom home features new windows that boast the stunning views on all sides, a large kitchen, new furnace and a new septic system. The mature yard showcases a massive garden, fire pit area, many kinds of flowers, saskatoon, apple, choke cherry trees, a historic dove tailed barn, spacious workshop, and lots of grass to run and play. Large dog run with shelter, and multiple pens in page wire for goats, sheep and chickens. Truly an animals paradise! Artesian well just for the animals, multiple pipe corrals, pens and lean to shelters, perimeter fenced, pipe alleyway and shoot for loading livestock. It is a place where you can enjoy life's simple pleasures, like hanging clothes on the line, building tree forts, and calling the kids in for supper with a dinner bell. Perfect for creating a lifetime of memories!

Listing Presented By:



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Century 21 Hi-Point Realty Ltd

mandy.anderson@century21.ca



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net