



B 49519 Rge Rd 73 Rural Brazeau County AB

\$585,000

WELCOME TO YOUR NEW ACREAGE ONLY minutes outside of Drayton Valley! This meticulously maintained bi-level home sits on a FULLY FENCED 16.38 Acres! It offers the perfect blend of comfort & countryside charm. With 5 beds & 3 baths, this home provides room for family & guests. Warm up on chilly evenings with the wood stove, adding ambiance & warmth! Recent upgrades include NEW SHINGLES on both the house & garage within the last two years, ensuring peace of mind for years to come. Stay cool during the summer months with the CENTRAL AIR installed within the same timeframe. The kitchen is equipped with newer SS appliances & a new washer/dryer provide convenience & efficiency! Enjoy fresh paint throughout the home, lending a modern touch to the interior. Outside, an insulated/heated double garage offers ample space for parking & storage. Let's not forget the fenced area for your pet and that there is also a chicken coop!! This is the lifestyle you have been wanting, while still enjoying easy access to town!

Listing Presented By:



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