



## 48215 Rge Rd 75 3 Rural Brazeau County AB

\$525,000

This perfectly set up horse property is located less than 10 minutes from Drayton Valley in the subdivision of Greenview Estates. This 1,167 sq ft home comes with a double carport, double detached garage (26' x 24'), tarped quonset, and 20'x32' barn with concrete floor and loft and two sheds. There is power to the barn with a hydrant and auto-waterer immediately adjacent to it. Fencing is 3' steel piles with cable wire. The home has seen recent renovations - new kitchen (2019), shingles (2016), new basement vinyl windows & some exterior doors. The upstairs consists of a living room, dining room, kitchen, 2 bedrooms and 2 bathrooms. The primary bedroom has a 3 pc-ensuite as well as additional closet space. Patio doors lead from both the primary bedroom and the dining room to the massive 40'x10' deck. Downstairs is a huge family room with a wood burning stove as the focal point. Rounding out the basement are two additional bedrooms, a 4-pc bath, laundry room, utility room and a cold storage room.

Listing Presented By:



Originally Listed by:  
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