



## 48516 HWY 22 HOUSE B; C Rural Brazeau County AB

\$750,000

11 acres. Spacious bi-level family home with a partially finished basement. The main floor boasts a living room with deck access, a generous kitchen/dining area, primary bedroom w/access to a 5-pce bath, 2nd bedroom & laundry room. The wall between former 3rd bedrm & primary bedrm was professionally removed making the 3rd bedrm into spacious walk-in closet. Additionally, there is an office, closets, & 3-pce bathrm at entry. The partially finished basement has 2 bedrooms (1 without closet), plumbed future bathrm, large family room, storage room, an area w/ fridge & sink & mechanical room. The basement includes storage space in crawlspace under entry. Basement ceilings, trim boards & flooring still needed. 32x40 heated shop with 220 wiring & overhead door, 83x40 quonset with power & concrete floor, 2 automatic waterers, making it perfect for a family and a couple of ponies. Additionally, the land generates \$9200 annually for surface rights and is zoned for agriculture.

Listing Presented By:



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