



## 48521 RR 82 Rural Brazeau County AB

\$769,000

Welcome to this incredible acreage property, perfectly situated just minutes from town down paved roads on 67.56 acres. With 5 spacious bedrooms and 3.5 baths, this home offers ample space for family & friends and boasts an impressive 28x26 heated attached garage, all on an ICF foundation. It has beautifully manicured land & trails making it a perfect hobby farm and roughly \$4700/yr in oil revenue to more than cover your taxes! The home offers just over 3000 sq ft of living space with an open-concept, light-filled main floor, main floor laundry, a large primary with 4-c ensuite & 2 other spacious bedrooms and baths. 3 large decks & a stone fire pit give great outdoor entertaining space. The basement has amazing recreational space w/ a wet bar, pool table area and a cozy rock-fire place for those cold days. A 3-pc bath, large storage room and 2 additional bedrooms round out the basement. With it's close proximity to town and private setting, this is a property you could build a pretty beautiful life on!

Listing Presented By:



Originally Listed by:  
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