



## 8402 Township 503 Rural Brazeau County AB

\$849,900

Private and secluded acreage close to crown land and the Pembina River! This home sits a quarter mile off the county road in a beautiful park-like setting. Inside you'll find an inviting layout with a spacious kitchen and living room. As well as 2 good sized bedrooms and 4 piece bathroom that features a claw foot soaker tub. The kitchen will please the family cook with the abundance of cabinetry and counter space, stainless steel appliances, including the gas stove! Outside in the yard there are many great features such as a massive aerated pond that is 30 ft deep and stocked with fish! It even has its own island with a dock and a bridge to access it. You'll also find a large covered carport along the home and a large shelter capable of covering RV's and campers! If you need more space there is an additional 4.99 acre parcel for \$79,900 (MLS# E4409683) that could add to the current 67.03 acres. Upgrades over the years include furnace, hot water tank, central air conditioning, and vinyl windows.

Listing Presented By:



Originally Listed by:  
RE/MAX Vision Realty

brandon.aarts@icloud.com

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca