



47508 Rge Rd 40 Rural Brazeau County AB

\$549,900

RARE FIND: 73.49 ACRE HOBBY FARM ONLY 4KM FROM BRETON. This beautiful property with 1274 sq. ft. is perfect for someone dreaming of owning their own little hobby farm. The bi-level home, built in 1981, has two bedrooms, a four pce bath, large living room and kitchen/dining area with south windows providing ample sun on the main floor. There are two more bedrooms, a spacious family room and 3 pce bath downstairs. Property is fenced, and has approximately 33 acres open with a dugout on the back 30 acre pasture, for watering livestock. The spacious spruce tree lined yard site includes a double detached garage with concrete floor, several small storage sheds, a 24' x 28' open front shed with power and an older barn. There are numerous fruit trees and a large garden area to make this hobby farm complete. Ideally located about 30 minutes from Drayton Valley and 45 minutes from Leduc and within 1/2 hour of three lakes and several golf courses, this could be the property you've been waiting for.

Listing Presented By:



Originally Listed by:
Moore's Agri-Trade Ltd.

terencebarg@gmail.com

RE/MAX ELITE

RE/MAX Elite Sherwood Park

#116, 150 Chippewa Rd ,
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com