

Courtesy Of Steven Krick Of RE/MAX Vision Realty

## \$475,000 - 6531 Hwy 616, Rural Brazeau County

MLS® #E4402458

**\$475,000**

4 Bedroom, 2.00 Bathroom, 1,255 sqft

Rural on 10.12 Acres

None, Rural Brazeau County, AB

Welcome to this charming rural acreage, offering just over 10 acres of serene living! The spacious 4-bedroom home features a large bright living room with nearly floor-to-ceiling windows. Main floor bathroom has undergone a major renovation. Fully functional kitchen with adjacent dining room and walk out patio doors. Massive backyard deck with wiring for a hot tub already in place. The basement has just had the flooring replaced with brand new carpet throughout. Other recent updates include new shingles, replaced in June. Highlighting the property is an impressive triple detached heated garage and a vast 5-bay machine shop with over 100 feet of storage space, making it ideal for hobbyists or anyone needing ample workspace. Additionally, a 32x48 Quonset adds even more versatility. The property also includes three storage sheds and a charming gazebo for social gatherings. Two drilled wells and paved access the entire way!

Built in 1966

### Essential Information

MLS® #	E4402458
Price	\$475,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,255
Acres	10.12
Year Built	1966
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6531 Hwy 616
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 0S0

### **Amenities**

Features	Deck, Hot Water Natural Gas, R.V. Storage, Vacuum System-Roughed-In
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Flat Site, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 15th, 2024
Days on Market	211
Zoning	Zone 90

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Listing information last updated on March 14th, 2025 at 3:02am MDT