

\$760,000 - 5519 Hwy 616, Rural Brazeau County

MLS® #E4437295

\$760,000

3 Bedroom, 2.00 Bathroom, 1,305 sqft

Rural on 157.82 Acres

None, Rural Brazeau County, AB

157 acre property along Highway 616 west of Breton features modern 3-bedrm, 2-bathrm home, an arch rib shop, dugout & open pasture land & trees. 15 minutes to Breton /20 minutes to Drayton Valley. The Cross Country modular home was placed on concrete basement of previous home. The basement is unfinished & is approx 2' narrower than the house. Property serviced with open discharge sewer system, drilled well, power & natural gas. Furnace replaced Dec 2024. Yard is gated. 40x60 arch rib shop has metal clad ends and walls, concrete footings, asphalt shingle roof, dirt floor, power, large slider door on south end and man doors on both south and north ends. Seller is currently working with a contractor and an auction company to do the considerable cleanup of the property. The auction company has indicated cleanup will not be completed until July 4, 2025. With the dugout and fencing, this is an ideal property for any aspiring farmer or rancher. There is tremendous potential to develop this property.

Built in 2009

Essential Information

MLS® # E4437295

Price \$760,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,305 |
| Acres | 157.82 |
| Year Built | 2009 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 5519 Hwy 616 |
| Area | Rural Brazeau County |
| Subdivision | None |
| City | Rural Brazeau County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 0S0 |

Amenities

| | |
|----------|-----------------------|
| Features | Deck, Detectors Smoke |
|----------|-----------------------|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | See Remarks, Unfinished |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior | Modular |
| Exterior Features | Corner Lot, Cross Fenced, Fenced |
| Construction | Modular |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 19 |

Zoning

Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 4th, 2025 at 5:48pm MDT