

## \$415,000 - Rr84 And Hwy 621, Rural Brazeau County

MLS® #E4255867

**\$415,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 150.22 Acres

None, Rural Brazeau County, AB

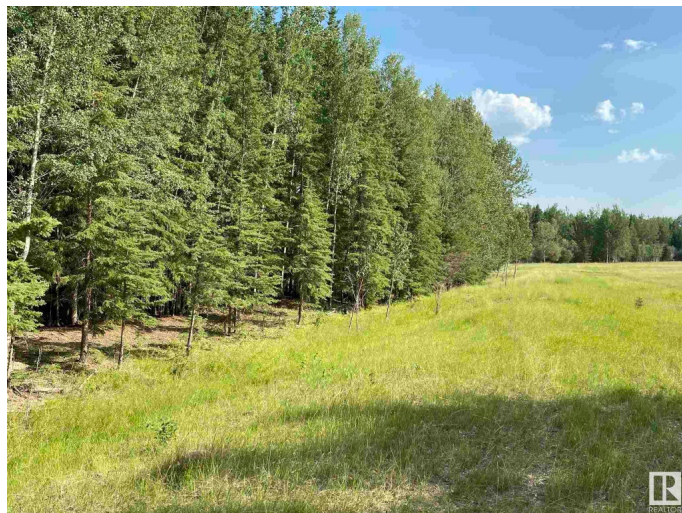
Such a beautiful 150.2 ACRES of pasture or crop land with only one subdivision taken out. SURFACE LEASE revenue \$5,850 per year with ARC. (2 Wellsite & 2 access roads). There is Potential for two more subdivisions. Open area is fenced. JUST 9 PAVED MILES FROM TOWN. LAND COULD HANDLE 40 COW/CALF PAIR or 50 acres of crop land. THERE IS ABOUT 60 ACRES OPEN.

### Essential Information

MLS® #	E4255867
Price	\$415,000
Bathrooms	0.00
Acres	150.22
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Rr84 And Hwy 621
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A3



## Exterior

Exterior Features Flat Site, Golf Nearby, Ski Hill Nearby

## Additional Information

Date Listed July 22nd, 2021

Days on Market 1426

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 16th, 2025 at 10:02pm MDT