

## \$239,000 - On Range Road 40, Rural Brazeau County

MLS® #E4440968

**\$239,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 20.52 Acres

None, Rural Brazeau County, AB

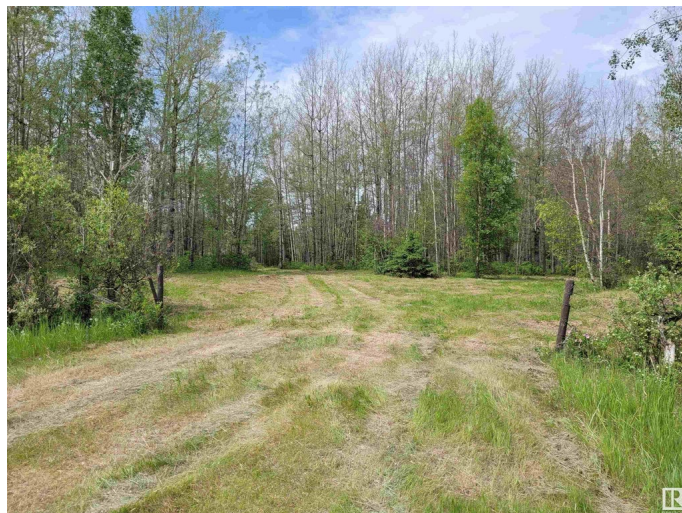
Experience the ultimate in privacy with this stunning 20.52-acre retreat. Embrace peace and tranquility as you immerse yourself in nature at its finest. This property includes a cabin with loft that awaits your finishing touch and two tree stands. Stroll through the wooded areas, listen to the melodies of the birds, and watch for local wildlife. This secluded haven is conveniently situated just 5 km from the amenities of Breton and a short 45-minute drive to Leduc, with Drayton Valley only 30 minutes away

### Essential Information

MLS® #	E4440968
Price	\$239,000
Bathrooms	0.00
Acres	20.52
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	On Range Road 40
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA



Province AB  
Postal Code T0C 0P0

Exterior

Exterior Features Stream/Pond, Treed Lot

Additional Information

Date Listed June 6th, 2025  
Days on Market 10  
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 11:02am MDT