

\$525,000 - 50417 Highway 22, Rural Brazeau County

MLS® #E4442503

\$525,000

3 Bedroom, 2.00 Bathroom, 1,178 sqft

Rural on 80.06 Acres

None, Rural Brazeau County, AB

This 80-acre property, located just 10 minutes north of Drayton Valley, offers a perfect blend of rural living & functionality. The 2008 Liberty Homes mobile features 3 bedrooms and 2 bathrooms, including a primary bedroom with a luxurious 5-piece ensuite and a walk-in closet. The bright, open layout also boasts newer appliances including a dishwasher, microwave, washer, and dryer. The property is cross-fenced and includes a 24'x32' tarp shed, a greenhouse, and various storage sheds and other outbuildings. Tucked away in a private wooded area, you'll find a charming 14'x24' cabin, complete with propane heat and a wood-burning stove, offering a peaceful retreat. Additionally, a field lease on 65 acres generates approximately \$4,000 annually, providing a steady revenue stream. Whether you're looking to raise livestock, start a hobby farm, or simply enjoy peaceful country living, this property has it all. With abundant storage and space to grow, it's an excellent opportunity just a short drive from Drayton!

Built in 2008

Essential Information

MLS® # E4442503

Price \$525,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,178
Acres	80.06
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	50417 Highway 22
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

Amenities

Features	Deck, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Golf Nearby, Landscaped, Level Land, No Through Road, Private Setting, See Remarks
Construction	Wood
Foundation	Block

Additional Information

Date Listed June 13th, 2025

Days on Market 3

Zoning Zone 90

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