

## \$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
----------	--

### **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

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 15th, 2025 at 10:17pm MDT