

\$450,000 - 4017 Highway 616, Rural Brazeau County

MLS® #A2227748

\$450,000

2 Bedroom, 2.00 Bathroom, 1,880 sqft
Residential on 3.48 Acres

NONE, Rural Brazeau County, Alberta

This log home & shop sits on a 3.48 acres just a short drive from Breton. The main floor features a kitchen, a cozy dining area, a welcoming living room, a family room, bathroom, utility space & a laundry room. Upstairs, you'll find two spacious bedrooms, an ensuite & a comfortable sitting area. The home is built on a crawlspace & the landscaped yard is developed & mature. The heated & insulated shop is a mechanic's paradise, complete with 2 pc bathroom, overhead crane, cupboards, air compressor, wash station, a mounted vise, a bench grinder, and a large attached lean-to. There's a Semi truck enclosed trailer without wheels for extra storage. A ride-on lawn mower is included to keep the grounds looking pristine. This property is conveniently located just minutes away from Breton with nearby shopping, schools & other amenities.

Built in 1980

Essential Information

MLS® #	A2227748
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,880
Acres	3.48
Year Built	1980



Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	4017 Highway 616
Subdivision	NONE
City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0C0P0

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Wood Burning
Basement	None

Exterior

Exterior Features	Balcony, Dog Run
Lot Description	Dog Run Fenced In, Private, Secluded, Treed
Roof	Cedar Shake
Construction	Log
Foundation	Block, Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	19
Zoning	90

Listing Details

Listing Office Moore's Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.