

\$760,000 - 5519 Highway 616, Rural Brazeau County

MLS® #A2222507

\$760,000

3 Bedroom, 2.00 Bathroom, 1,306 sqft

Residential on 157.38 Acres

NONE, Rural Brazeau County, Alberta

This 157 acre property along Highway 616 west of Breton features a modern 3-bedroom, 2-bathroom home, an arch rib shop, a dugout, and plenty of open pasture land and trees. Just 15 minutes to village of Breton and 20 minutes to Drayton Valley. The Cross Country modular home was placed onto the concrete basement of a previous home. The basement is unfinished and is approximately 2 feet narrower than the house itself. The property is serviced with an open discharge sewer system, a drilled well, power, and natural gas. The furnace was replaced Dec 2024. Yard is gated. The 40x60 arch rib shop has metal clad ends and walls, concrete footings, asphalt shingle roof, dirt floor, power, large slider door on south end and man doors on both south and north ends. The seller is currently working with a contractor and an auction company to do the considerable cleanup of the property. The auction company has indicated this cleanup will not be completed until July 4, 2025. With the dugout and fencing, this is an ideal property for any aspiring farmer or rancher. This farm offers tremendous potential.

Built in 2009

Essential Information

MLS® # A2222507

Price \$760,000

Bedrooms 3



| | |
|----------------|----------------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,306 |
| Acres | 157.38 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 5519 Highway 616 |
| Subdivision | NONE |
| City | Rural Brazeau County |
| County | Brazeau County |
| Province | Alberta |
| Postal Code | T0C 0S0 |

Amenities

| | |
|------------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Electricity Paid For, Natural Gas Paid, Phone Available, Water Paid For |
| Parking | Off Street |
| Waterfront | See Remarks |

Interior

| | |
|-------------------|---|
| Interior Features | Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Unfinished, See Remarks |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Farm, See Remarks, Creek/River/Stream/Pond |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 40 |
| Zoning | Ag |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | Moore's Realty Ltd. |
|----------------|---------------------|

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