

## \$450,000 - 4017 Hwy 616, Rural Brazeau County

MLS® #E4440328

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,880 sqft

Rural on 3.48 Acres

None, Rural Brazeau County, AB

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® #	E4440328
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,880



Acres	3.48
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4017 Hwy 616
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 0P0

### Amenities

Features	Deck, Dog Run-Fenced In, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Log
Exterior Features	Golf Nearby, Schools, Shopping Nearby, Treed Lot
Construction	Log
Foundation	Block, Concrete Perimeter

### Additional Information

Date Listed	June 4th, 2025
Days on Market	14
Zoning	Zone 90

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