

## \$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 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, 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 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, along paved hwy 22!

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 5

Zoning Zone 90

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Listing information last updated on June 18th, 2025 at 2:17am MDT