

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

### 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 | 26             |
| Zoning         | Zone 90        |

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Listing information last updated on June 30th, 2025 at 4:17am MDT