

## \$649,900 - 50120 Rge Road 85, Rural Brazeau County

MLS® #E4443181

**\$649,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 112.60 Acres

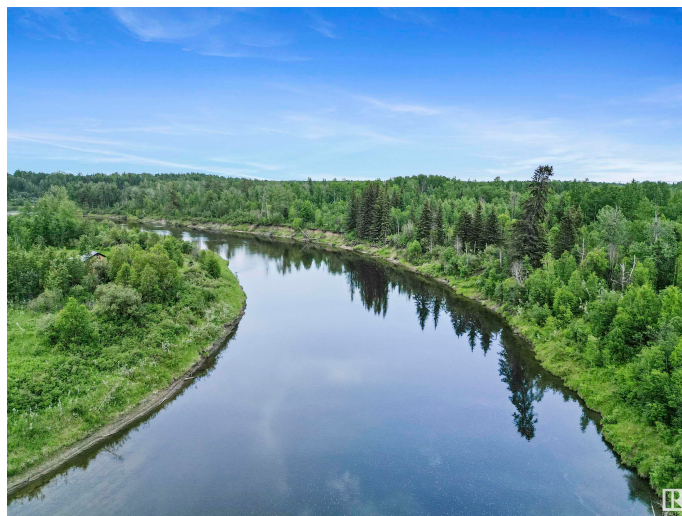
None, Rural Brazeau County, AB

EXCEPTIONAL REAL ESTATE! This 112.60 Acre property is ONLY 15 minutes NW of Drayton Valley, AB and showcases the PEMBINA RIVER WINDING DIRECTLY THROUGH THE PROPERTY!! This incredible parcel offers a mix of open field and mature trees and a building dating back to 1932 that still stands on the land, but is not currently habitable. A drilled well, power and access road are already in place, making this an excellent foundation for future development! ALSO there is approximately \$4000.00 yearly revenue!! Whether you're looking to develop a private retreat, or invest in a scenic piece of Alberta's landscape, this property offers potential! Opportunities like this do not come along often, so don't miss your chance to own this exceptional piece of real estate!.\*All drone photos with outlines are approximate.\*

Built in 1932

### Essential Information

MLS® #	E4443181
Price	\$649,900
Bathrooms	0.00
Acres	112.60
Year Built	1932
Type	Rural
Sub-Type	Vacant Lot/Land



Status                      Active

**Community Information**

Address                    50120 Rge Road 85  
Area                        Rural Brazeau County  
Subdivision               None  
City                         Rural Brazeau County  
County                     ALBERTA  
Province                  AB  
Postal Code               T7A 2A3

**Exterior**

Exterior Features    Backs Onto Park/Trees, Private Setting, River View, See Remarks

**Additional Information**

Date Listed               June 18th, 2025  
Days on Market        15  
Zoning                     Zone 90

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Listing information last updated on July 3rd, 2025 at 1:02pm MDT