

\$399,900 - 47516a Rr42, Rural Brazeau County

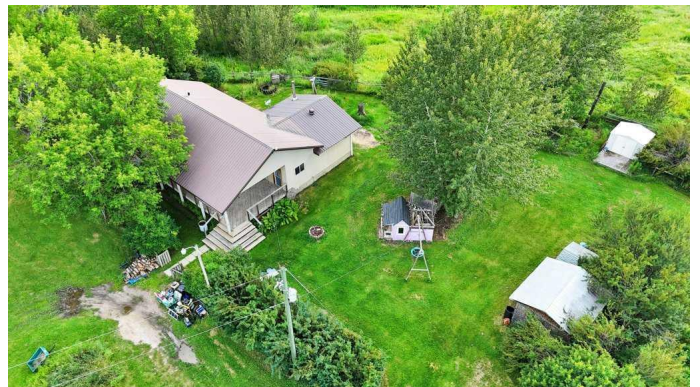
MLS® #A2248151

\$399,900

3 Bedroom, 1.00 Bathroom, 1,436 sqft
Residential on 9.96 Acres

NONE, Rural Brazeau County, Alberta

Now offering a 1436 sqft home on 9.96 acres near Breton, AB. This beautiful acreage is set up for horses and the property borders Modeste Creek. The home features 3 bedrooms on the main level with a bonus room that can be used as a 4th bedroom if required. Large living room / dining area with a wood burning fireplace to help keep you warm and cozy. The entry way is set up as a mud room for your outdoor clothing and footwear. The basement is mostly unfinished and has a laundry area with a washer / dryer. The front of the home boasts a two sided covered deck to enjoy grilling on the BBQ or lounging in the shade during those hot summer days. Plenty of space outside for the kids to play, explore and go fishing at the creek. The near by town of Breton has a school, shopping amenities and a golf course. Escape the hustle of the big city and enjoy the acreage lifestyle.



Essential Information

MLS® #	A2248151
Price	\$399,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,436
Acres	9.96
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	47516a Rr42
Subdivision	NONE
City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0C 0P0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

Exterior Features	Playground, Storage
Lot Description	Creek/River/Stream/Pond, Many Trees, Brush, Pasture
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	13
Zoning	AG

Listing Details

Listing Office

Royal LePage Network Realty Corp.

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