



8118 Highway 620
Rural Brazeau County, Alberta

MLS # A2308732



\$1,995,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, Oversized		
Lot Size:	391.94 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	23-48-8-W5
Exterior:	Wood Frame	Zoning:	90
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Picnic table, metal grain bin

391 ACRES OF OPPORTUNITY WITH \$20,000+ ANNUAL REVENUE located 9 km southwest of Drayton Valley! Looking to expand your agricultural portfolio or find land with built-in income? The land is a versatile mix of productive hay land and pasture, featuring stands of trees that provide excellent natural shelter for livestock. Lease revenue exceeding \$20,000 per year plus potential income from hay and pasture rent significantly offsets any operating costs. The older bungalow offers a starter home or great rental space. The main floor features a functional kitchen, large living rm with a wood fireplace (not been used in recent years), 3 bedrms, 4-pce bath. Basement has 1 more bedroom, 3-pce bath, laundry mechanical room. Attached carport completes home. Yard site includes an older detached 2 bay garage with workshop and 2 bay carport. For the livestock – metal handing pens, load chute, livestock polesheds (2), 3 waterers (one is seasonal), grain bin & sheds. Second parcel is Plan 9826479 Blk 3 located on SW26 & west half of SE26-48-8-W5.