



4104 Township Road 473A
Rural Brazeau County, Alberta

MLS # A2312762



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,654 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	2
Garage:	220 Volt Wiring, Front Drive, Heated Garage, Insulated, Quad or More Detach		
Lot Size:	155.44 Acres		
Lot Feat:	Corner Lot, Creek/River/Stream/Pond, Farm, Pasture, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	23-47-4-W5
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Heating
Features:	Bar, See Remarks		

Inclusions: Fridge, stove, fabric for re-covering the floor of the rooftop patio, 2 raised garden beds, electric fence unit and electric fence wire currently on posts, 2 free standing steel panels, Microwave, washer & dryer are included as is "they have not been used in recent years. Note the washer & dryer included are not the ones currently being used. The ones included are the ones at entry to basement.

st south of Breton, this 155-acre property along Hwy 20 boasts a secluded yard & an older 2-bed, 2-bath home. The home features a main floor with a solarium equipped with a wood stove, dining room, kitchen, spacious living room, & a den that could serve as an additional bedroom (though it lacks a closet). The upper level includes two bedrooms and a 3-piece bathroom, with one bedroom providing access to a rooftop patio (the fabric for refinishing the patio is included). The yard site features a heated metal clad shop (with 220 wiring, concrete floor, bathroom, tool room or office space & its own septic holding tank), paddocks, large productive garden, modern root cellar, feed bunks, water hydrants. The land has approx 55 acres of cultivated land with the balance in mature forest. This is an exceptional opportunity to embrace rural living, whether you choose to farm the land or lease it out. The mature forest surrounding the property offers privacy and a tranquil setting to reconnect with nature.