



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

49118 Hwy 759
Rural Brazeau County, Alberta

MLS # A2318514



\$510,000

Division:	NONE		
Cur. Use:	-		
Style:	4 Level Split		
Size:	1,981 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Drive Through, Driveway		
Lot Size:	36.08 Acres		
Lot Feat:	Creek/River/Stream/Pond, Dog Run Fenced In, Front Yard, Other, Pasture, Tr		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Laminate, Linoleum, Tile	Sewer:	Open Discharge, Private Sewer, Septic Tank
Roof:	Metal	Near Town:	Drayton Valley
Basement:	Crawl Space	LLD:	11-49-6-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Block, Poured Concrete	Utilities:	Cable, High Speed Internet, Phone
Features:	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		
Major Use:	Pasture		

Invest in 36 acres that works for you! Within 15 minutes of Drayton Valley, this farm life is in prime location for the entrepreneur bringing potential for rental income, lease value and country living freedom. Paved all the way to the horseshoe driveway, and situated next to Crown land with fully fenced pasture and reliable dugout, the possibilities are endless! The charming farmhouse welcomes you with pitched cathedral ceiling and open concept layout. The sunken great room offers coziness with fireplace and built-in book shelving while the living room offers functionality for the family with back yard access and two bedrooms. Only a few steps down, enjoy another excellent sized bedroom, bathroom with walk in shower and laundry room. Upstairs, enjoy privacy of the primary suite. Spacious enough for a King, there is plenty of storage space and the convenient luxury of a 4 piece ensuite. Outside, the yard site has been thoughtfully landscaped boasting a large dog run, relaxing fish pond oasis and fire pit area. The affordable country dream is calling! (Current surface lease agreement is \$7600/year with Ricochet Oil Corp.)