



49118 Hwy 759  
Rural Brazeau County, Alberta

MLS # A2321228



**\$535,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,981 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Drive Through, Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	36.08 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Front Yard, Landscaped, Lawn, Pasture, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Open Discharge, Private Sewer, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	11-49-6-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	Cable, High Speed Internet, Satellite Internet
<b>Features:</b>	Beamed Ceilings, Bookcases, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** built in bookcase, lighting fixtures, window coverings, dog run, all fencing, fire pit, 2 x sheds (larger shed "as is"), satellite dishes, fish pond with fountain

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!