



GRASSROOTS
REALTY GROUP

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47315 Hwy 22
Rural Brazeau County, Alberta

MLS # A2333314



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,193 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1
Garage:	Carport, Parking Pad, RV Access/Parking		
Lot Size:	4.82 Acres		
Lot Feat:	Back Yard, Brush, Conservation, Creek/River/Stream/Pond, Dog Run Fenced		

Heating:	Mid Efficiency	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-47-6-W5
Exterior:	Masonite, Other, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity		

Inclusions: N/A

Looking for the perfect acreage living, then look at this beauty. 4.82 acres with the buck creek running in the back corner of the property. This bungalow has most of the windows replaced in 2025. HWT in 2009, shingles 8-9 years ago, new well 3-5 years ago, fresh paint with some new LVP in the basement. It also has a walk out in the basement. The deck wraps on the North and West side. Owners use Starlink for internet access with no issues. Masonry siding was just put on this year at the back and around part of the side. This home has had recent renovations and sellers are finishing up the last of it. You don't want to miss this opportunity to own a little piece of paradise. There is a carport but there is no roof on it. This 3 bedroom with a den is the perfect home for any family.