

# \$399,900 - 47516a Rr42, Rural Brazeau County

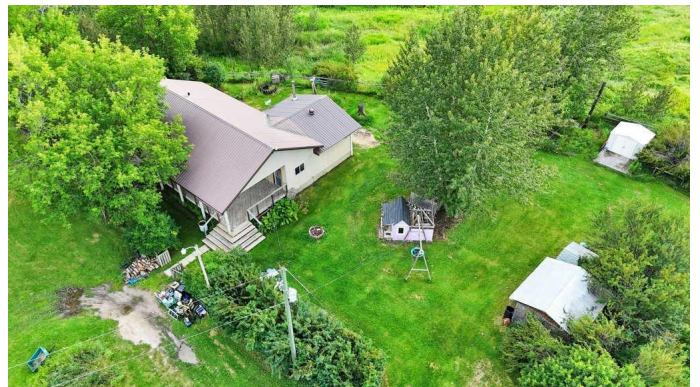
MLS® #A2248151

**\$399,900**

3 Bedroom, 1.00 Bathroom, 1,436 sqft  
Residential on 9.96 Acres

NONE, Rural Brazeau County, Alberta

Now offering a 1436 sqft home on 9.96 acres near Breton, AB. This beautiful acreage is set up for horses and the property borders Modeste Creek. The home features 3 bedrooms on the main level with a bonus room that can be used as a 4th bedroom if required. Large living room / dining area with a wood burning fireplace to help keep you warm and cozy. The entry way is set up as a mud room for your outdoor clothing and footwear. The basement is mostly unfinished and has a laundry area with a washer / dryer. The front of the home boasts a two sided covered deck to enjoy grilling on the BBQ or lounging in the shade during those hot summer days. Plenty of space outside for the kids to play, explore and go fishing at the creek. The near by town of Breton has a school, shopping amenities and a golf course. Escape the hustle of the big city and enjoy the acreage lifestyle.



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248151    |
| Price          | \$399,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,436       |
| Acres          | 9.96        |
| Type           | Residential |

|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bi-Level |
| Status   | Active                           |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 47516a Rr42          |
| Subdivision | NONE                 |
| City        | Rural Brazeau County |
| County      | Brazeau County       |
| Province    | Alberta              |
| Postal Code | T0C 0P0              |

### **Amenities**

|           |                                              |
|-----------|----------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking   | Off Street                                   |

### **Interior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | See Remarks                                 |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood |
| Cooling           | None                                        |
| Fireplace         | Yes                                         |
| # of Fireplaces   | 1                                           |
| Fireplaces        | Living Room, Wood Burning                   |
| Has Basement      | Yes                                         |
| Basement          | Unfinished, Partial                         |

### **Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Playground, Storage                                 |
| Lot Description   | Creek/River/Stream/Pond, Many Trees, Brush, Pasture |
| Roof              | Metal                                               |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                     |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 2                 |
| Zoning         | AG                |

### **Listing Details**

Listing Office                      Royal LePage Network Realty Corp.

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