

\$385,000 - 5001 67 St, Rural Brazeau County

MLS® #E4459109

\$385,000

4 Bedroom, 2.00 Bathroom, 2,470 sqft

Recreational on 3.68 Acres

Poplar Ridge (Brazeau), Rural Brazeau County, Alberta

On pavement, 1 mile west of Drayton Valley. Full serviced parcel offers best of very private country acreage & light industrial-commercial-business development zoning (RI). Property offers tree-lined, asphalt drive & parking area, gravelled parking & truck/RV power, 24x30 quonset waiting to be insulated for winter shop, & lots of yard.

Building is well constructed, sits hi & dry on 4"™ heated crawl space, has served as both executive home residence, professional offices & industrial business surveillance suite.

Offers 4 bedrooms, 2 baths, full kitchen, sunken living room, brick-lined wood fireplace & vaulted ceilings along with very large flex room for offices, hobbies, or additional bedrooms. Recent upgrades include re-roofing & high efficiency furnaces (2017) and new appliances & commercial vinyl plank flooring (2024). Vendor Vendor financing available to qualified buyers with 25% down. An ideal property for home based / professional / yard-shop based business with residence. (id:6289)

Built in 1978

Essential Information

Listing # E4459109

Price \$385,000

Bedrooms 4



Bathrooms	2.00
Square Footage	2,470
Acres	3.68
Year Built	1978
Type	Recreational
Style	Bungalow

Community Information

Address	5001 67 St
Subdivision	Poplar Ridge (Brazeau)
City	Rural Brazeau County
Province	Alberta
Postal Code	T7A1R9

Amenities

Parking	RV, Stall
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Interior

Appliances	Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer
Heating	Forced air
# of Stories	1

Listing Details

Listing Office	Century 21 Hi-Point Realty Ltd
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