

# **\$399,900 - 47516 Rge Road 42 House A, Rural Brazeau County**

MLS® #E4453187

**\$399,900**

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

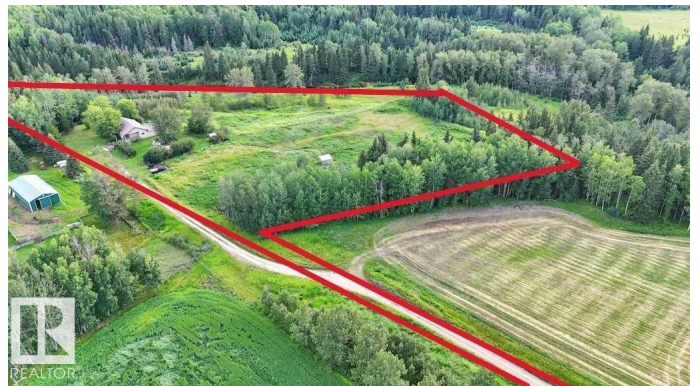
None, Rural Brazeau County, AB

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.

Built in 1968

## **Essential Information**

MLS® #	E4453187
Price	\$399,900
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,436
Acres	9.96
Year Built	1968
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	47516 Rge Road 42 House A
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 0P0

### Amenities

Features	See Remarks
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### Interior

Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Creek, Golf Nearby, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 11th, 2025
Days on Market	8
Zoning	Zone 90

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Listing information last updated on August 18th, 2025 at 10:47pm MDT