

## \$560,000 - On Hwy 616 & Rr35, Rural Brazeau County

MLS® #E4430237

**\$560,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 157.90 Acres

None, Rural Brazeau County, AB

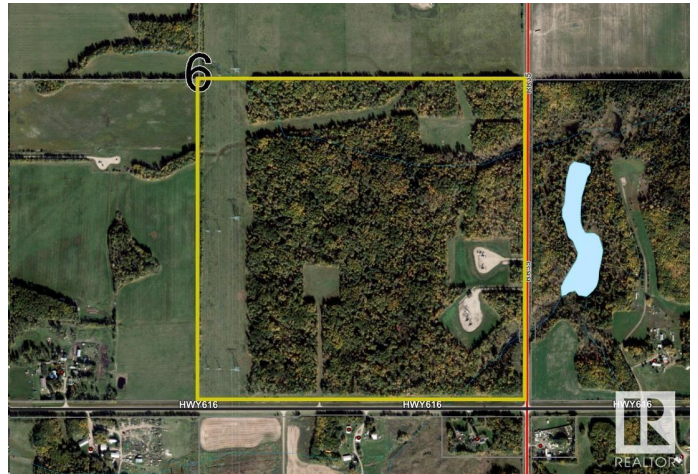
Situated just to the east of Breton, this treed quarter section offers excellent income with surface lease revenue, from Altalink power towers and pasture rent (\$14,197). It is bordered on south by Highway 616 and on the east by Range Road 35. In the northeast corner, you'll find a fantastic camping area nestled among ample trees and small creek, providing complete seclusion while remaining conveniently close to nearby amenities. Another creek runs across the southeast corner. These creeks slow to trickle by August, but there is usually water in beaver dams on the creek. The entire quarter is fully fenced(some repair required), presenting numerous opportunities for both livestock and recreational activities.

### Essential Information

MLS® #	E4430237
Price	\$560,000
Bathrooms	0.00
Acres	157.90
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address                On Hwy 616 & Rr35



Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 0P0

## Exterior

Exterior Features   Creek, Fenced

## Additional Information

Date Listed	April 9th, 2025
Days on Market	7
Zoning	Zone 90

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Listing information last updated on April 16th, 2025 at 3:47am MDT