

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

MLS® #A2210504

**\$560,000**

0 Bedroom, 0.00 Bathroom,  
Land on 157.90 Acres

NONE, Rural Brazeau County, Alberta

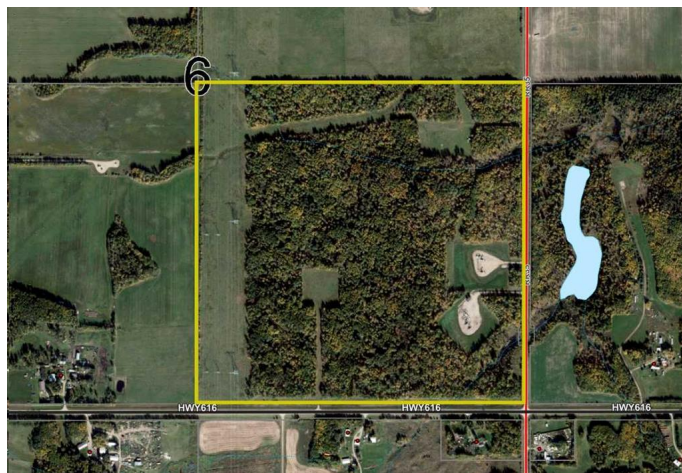
Situated just to the east of Breton, this treed quarter section offers excellent income with surface lease revenue, from Altalink power towers and pasture rent (\$14,197). It is bordered on south by Highway 616 and on the east by Range Road 35. In the northeast corner, you'll find a fantastic camping 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® #	A2210504
Price	\$560,000
Bathrooms	0.00
Acres	157.90
Type	Land
Sub-Type	Recreational
Status	Active

## Community Information

Address	On Hwy 616
Subdivision	NONE



City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0C 0P0

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	6
Zoning	AG

### **Listing Details**

Listing Office	Moore's Realty Ltd.
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.