

# \$739,000 - 48426 Rr 80, Drayton Valley

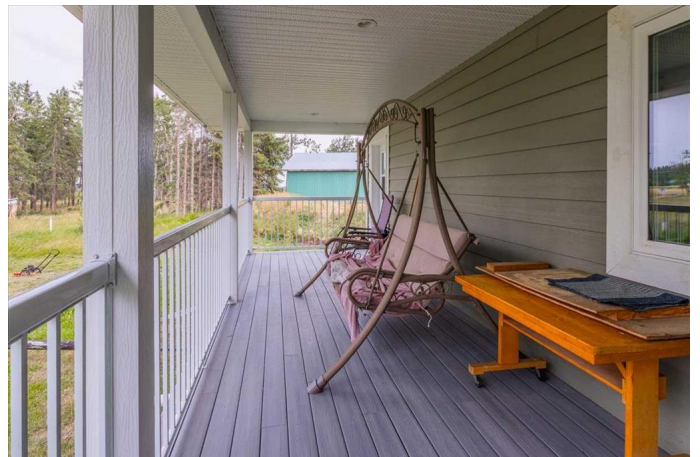
MLS® #A2187431

**\$739,000**

3 Bedroom, 0.00 Bathroom,  
Agri-Business on 0.00 Acres

NONE, Drayton Valley, Alberta

10.38 acres with a 1.5 Storey House, Shop, and More located right off pavement! This 2013 built, 1857.87sq/ft home has a Hardie plank exterior, and covered deck with maintenance free composite decking wrapping around three sides. Inside, the main floor is beautifully finished with granite countertops, and custom cabinets in the kitchen. Open to the dining room, the living room has engineered hardwood, and vaulted ceilings providing a spacious feel. A three piece bathroom, laundry room and the primary bedroom complete the main floor. The upper level hosts a family lounge area that overlooks the living room and vaulted ceiling. Just past it is another bedroom and four piece bathroom. The basement has a large rec area, another bedroom, gym room, and a two piece bathroom. Outside is a 40'x60' metal clad shop with power and a concrete floor. An old house also sits on the property and has a functional 27'x29' garage. Two private ponds with tree cover are the perfect spot to relax and unwind after a long day.



## Essential Information

MLS® #	A2187431
Price	\$739,000
Bedrooms	3
Bathrooms	0.00
Acres	0.00

Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	48426 Rr 80
Subdivision	NONE
City	Drayton Valley
County	Brazeau County
Province	Alberta
Postal Code	T7A 2A1

### Interior

Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Dryer, Washer, Window Coverings
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### Additional Information

Date Listed	January 13th, 2025
Days on Market	105
Zoning	Country Res

### Listing Details

Listing Office	RE/MAX Real Estate (Edmonton)
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