

**Twp. Rd. 502 Range Rd. 84**  
Rural Brazeau County, AB



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**MLS# E4229074**



**\$299,000**

This beautiful unsubdivided 1/4 section is the definition of secluded & private AND just 13 miles from Drayton Valley at the end of a dead end County road! This is a beautiful secluded paradise to build your home. The 1/4 section is mostly treed with a few ponds (the largest of which has an island in the middle!). This property is less than a mile from the Pembina River, and close to Easyford Park. There's \$6400 in annual surface revenue on the property. One can access the property from either RR 83 or RR 85 off HWY 621. From HWY 621, drive north on RR 83 to Twp Rd. 502, then drive west to RR 84, drive south to the end of RR 84 and you'll arrive at the NW corner of the 1/4 section. Alternatively, one can drive north on RR 85 from HWY 621, RR 85 veers east to become Twp Rd. 502, drive south once one reaches RR 84. There exists the possibility that Brazeau County might one day extend RR 84 one mile south to link up with HWY 621.



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For full listing details, please scan:

