

\$639,900 - 222, 49119 Rr 73, Rural Brazeau County

MLS® #E4424781

\$639,900

5 Bedroom, 3.50 Bathroom, 2,146 sqft

Rural on 0.28 Acres

River Ravine Estates, Rural Brazeau County,
AB

This 5 bed, 3.5 bath executive home has been meticulously maintained & designed. The top floor will hold the whole family with 4 spacious bedrooms & a large primary w/ ensuite & walk-in closet! Kitchen/dining room has a brand new stove, SS appliances, NG fireplace & flex/office off the kitchen. The home has 9'™ ceilings on 2 levels, main floor laundry, central A/C, infloor heat in basement, triple pane windows, lawn sprinkler system w/ rain sensors, and heated 2-car garage w/epoxy flooring. The basement offers a large family room w/ built-in ceiling speakers, a wet bar, spacious bedroom & 4pc bathroom. Enjoy amazing landscaping, rock work, a 8x16 shed w/ 5'™ roll door & a large back deck. Located just outside DV close to walking trails (paved & wilderness trails) and a short walk to the new school, this property gives you space & lower taxes w/ all the benefits of being close to town like short commutes & municipal water/sewer. This home shows 10/10 and is move in ready waiting for you!

Built in 2013

Essential Information

MLS® # E4424781

Price \$639,900



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,146 |
| Acres | 0.28 |
| Year Built | 2013 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 222, 49119 Rr 73 |
| Area | Rural Brazeau County |
| Subdivision | River Ravine Estates |
| City | Rural Brazeau County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7A 0B9 |

Amenities

| | |
|----------|--|
| Features | Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Vinyl Windows, 9 ft. Basement Ceiling |
|----------|--|

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Landscaped, No Back Lane, Paved Lane, Schools, Partially Fenced |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed March 8th, 2025

Days on Market 41

Zoning Zone 90

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Listing information last updated on April 18th, 2025 at 8:32am MDT