

Courtesy Of John J Dempster Of RE/MAX Vision Realty

# \$1,295,000 - 49311 Rr72, Rural Brazeau County

MLS® #E4428437

**\$1,295,000**

3 Bedroom, 2.00 Bathroom, 1,920 sqft

Rural on 114.09 Acres

None, Rural Brazeau County, AB

Stunning 114-Acre Property with Saskatchewan River Access & Breathtaking Views! This exceptional 114-acre property offers a rare combination of natural beauty & location, all with the added bonus of Saskatchewan River access & sweeping river valley views. Located on the edge of Drayton Valley, this is the perfect place to experience country living while enjoying the perks of being close to urban amenities. Enjoy stunning views from your deck & throughout the home. Whether you're sipping coffee in the morning or watching the sunset, the picturesque river valley will never get old. The property features a camping area complete with cookhouse & pond, right next to the river too! Ample space for livestock, with a mix of grazing & hay land too. A massive heated shop offers plenty of space for storage. The 2004-modular home boasts over 1,900 sq. ft. of living space, incl. 3 bdrms, 2 baths, & a family room. Shingles & HWT(2024), home on steel piles, fenced & X-fenced, & 24x28 att garage. Pad rental income also.

Built in 2004

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4428437    |
| Price  | \$1,295,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,920                  |
| Acres          | 114.09                 |
| Year Built     | 2004                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 49311 Rr72           |
| Area        | Rural Brazeau County |
| Subdivision | None                 |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7A 2A2              |

### **Amenities**

|          |   |
|----------|---|
| Features | Deck, Exterior Walls- 2"x6", R.V. Storage, Vinyl Windows, Workshop, See Remarks |
|----------|---|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement                               |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Modular  |
| Exterior Features | Cross Fenced, Hillside, Landscaped, Private Setting, Ravine View, River Valley View, River View, Rolling Land, Sloping Lot, Treed Lot, See Remarks |
| Construction      | Modular  |
| Foundation        | Piling   |

### **Additional Information**

Date Listed March 31st, 2025

Days on Market 4

Zoning Zone 90

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Listing information last updated on April 4th, 2025 at 7:02am MDT