

# **\$379,900 - 48312 Rge Road 84, Rural Brazeau County**

MLS® #E4419314

**\$379,900**

3 Bedroom, 1.50 Bathroom, 1,404 sqft

Rural on 2.11 Acres

None, Rural Brazeau County, AB

Charming 2.11 acre property featuring a bright, open-concept two-story home and a fully **FINISHED DOUBLE DETACHED GARAGE**, located just 15 minutes West of Drayton Valley, with less than 1 km of gravel road! The home offers 1,400 sq. ft. of living space, including 3 bedrooms and 2 bathrooms and a large back entry! The primary bedroom is located on the main level and the upstairs bedrooms have the original hardwood floors that have been refinished! Enjoy plenty of privacy, ample outdoor parking, plus there would be plenty space to build the shop of your dreams or expand the home to suit your needs. There's also lots of room for gardening and outdoor activities **PLUS** this location is close to Crown Lands and the Brazeau Dam! **\*\*All outlines on drone photos are approximate\*\***

Built in 1960

## **Essential Information**

MLS® #	E4419314
Price	\$379,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,404



Acres	2.11
Year Built	1960
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	48312 Rge Road 84
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A1

### Amenities

Features	Deck
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, See Remarks
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	January 26th, 2025
Days on Market	170
Zoning	Zone 90

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