

## \$579,900 - 7208 Twp 495, Rural Brazeau County

MLS® #E4420063

**\$579,900**

4 Bedroom, 2.50 Bathroom, 1,106 sqft

Rural on 2.05 Acres

None, Rural Brazeau County, AB

Welcome home to your private piece of paradise only minutes from DV. This stunning move in ready 1100sq/ft bungalow showcases 4 beds, 3 baths and everything you have been dreaming about! The home offers a bright and spacious living room, a terrific kitchen area with lots of counter space, lovely cabinets, pantry and gorgeous tile backsplash. Patio doors open up to the immaculate outdoor space and exceptional covered patio.

Additional features include A/C, wood burning fireplace down, NEW furnace, NEW hot water tank, FRESH paint, NEW garage door opener, NEW septic pump, shed, firepit area, playground and so much more! Windows, doors, shingles, and siding have also been replaced. The property has an artesian well and a water softener for amazing drinking water. The paved driveway leads you right to the heated double attached garage, RV pad, and newly built 30x40 shop from the lockable gates at the entrance. Pride of ownership is written all over this fenced and treed 2.05 acre acreage. Amazing sunrises!

Built in 1982

### Essential Information

MLS® # E4420063

Price \$579,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,106
Acres	2.05
Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7208 Twp 495
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0E 1Z0

### Amenities

Features	Air Conditioner, Deck, Dog Run-Fenced In, Exercise Room, Fire Pit, No Smoking Home, Parking-Extra, Patio, R.V. Storage, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Picnic Area, Private Setting, Ski Hill Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                February 2nd, 2025  
Days on Market        89  
Zoning                    Zone 90

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Listing information last updated on May 2nd, 2025 at 7:02am MDT