

\$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
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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 55

Zoning Zone 90

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Listing information last updated on May 1st, 2025 at 10:47pm MDT