

# **\$945,000 - 9013 621 Highway, Rural Brazeau County**

MLS® #E4438634

**\$945,000**

3 Bedroom, 3.00 Bathroom, 1,971 sqft

Rural on 18.06 Acres

None, Rural Brazeau County, AB

Riverside Retreat on 18.06 Acres – A Rare Blend of Luxury, Nature & an extraordinary lifestyle! Welcome to a truly exceptional property nestled along the breathtaking Pembina River. Built in 2018, this custom raised bungalow showcases timeless design w/ modern comfort. Inside, you’ll find 3 spacious bdrms, 3 baths,(incl. a 4-pce ensuite.) Soaring vaulted ceilings & floor-to-ceiling windows flood the home with natural light & offer uninterrupted views of the tranquil river valley. The spacious kitchen is a standout, featuring SS appliances, sleek SS cabinetry, butcher block countertops, a stylish tile backsplash,& a walk in pantry. A cozy woodstove also adds rustic charm to the open-concept living space. The lower level includes a 3rd bdrm, 3 pce bath, & a family room w/ direct access to a 26x25 heated double garage with 14 ft ceilings, a 17.5x22 workspace expands your options even further.Outside you find a 26x50 shop, a charming 36x20 4-season cabin, & seacan for storage & groomed trails.\$3030 lease rev.

Built in 2018

## **Essential Information**

MLS® # E4438634

Price \$945,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,971
Acres	18.06
Year Built	2018
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	9013 621 Highway
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A3

### **Amenities**

Features	Deck, Dog Run-Fenced In, Fire Pit, Gazebo, Hot Tub, R.V. Storage, Secured Parking, Vinyl Windows, Walkout Basement, See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Wood Stove, Propane
Stories	2
Has Basement	Yes
Basement	See Remarks, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Environmental Reserve, Landscaped, Private Setting, River View, Sloping Lot, Treed Lot, Waterfront Property, See Remarks
Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed May 26th, 2025

Days on Market 83

Zoning Zone 90

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