

# **\$329,900 - 48112 Range Road 55, Rural Brazeau County**

MLS® #E4438770

**\$329,900**

3 Bedroom, 1.00 Bathroom, 1,408 sqft

Rural on 4.79 Acres

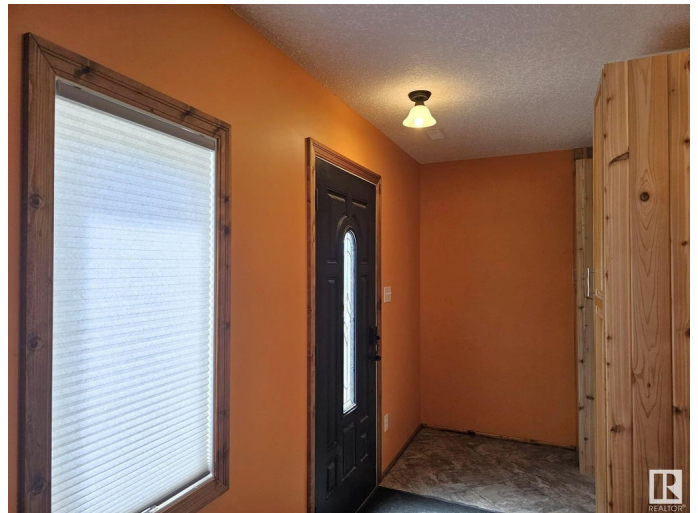
None, Rural Brazeau County, AB

This home built in 2008 rests on a 4.79 acre parcel 19 miles from Drayton Valley! The property is cleared with beautiful views of trees to the south and west. The deck wraps around the south and east side of the home, perfect for enjoying morning coffee or even BBQ's in the summer! Upon entering the home you'll be pleased with the newer kitchen lots of counterspace and cabinetry, not to mention the breakfast bar. The wood stove serves as a focal point on the main level in between the kitchen/dining area and the living room. The 3 piece bathroom is located on the main floor. Upstairs one finds the larger master bedroom, and the 2nd and 3rd bedrooms. This property is close to both Drayton Valley and Breton. This is a greater starter acreage or weekend getaway!

Built in 2008

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4438770  |
| Price          | \$329,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,408     |
| Acres          | 4.79      |
| Year Built     | 2008      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 48112 Range Road 55  |
| Area        | Rural Brazeau County |
| Subdivision | None                 |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0C 0S0              |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |           |
|-------------------|-----------|
| Exterior          | Wood      |
| Exterior Features | Flat Site |
| Construction      | Wood      |
| Foundation        | Piling    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 90        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 5:47pm MDT