

# **\$699,999 - 49525 Rge Road 85, Rural Brazeau County**

MLS® #E4439966

**\$699,999**

5 Bedroom, 3.00 Bathroom, 1,622 sqft

Rural on 8.33 Acres

None, Rural Brazeau County, AB

Acreage living at its finest and only minutes to town on all pavement! Situated on just over 8 acres you will enjoy a 2014 stunning raised bungalow with over 3000sq/ft of beautifully finished living space. 5 bedrooms, 3 bathrooms, main floor laundry, office, storage space, air conditioning, gas fireplace, you name it this home has it all! You will love the modern country feel, gorgeous open concept living area with tons of natural light pouring in the windows. The kitchen showcases a massive island and enough space for entertaining all the family and friends around a huge kitchen table. The primary is a true private oasis that boasts a jetted tub in the ensuite. The family room downstairs is a show stopper, warm and cozy perfect for movie nights. Two tier back deck ready for long summer nights relaxing under the stars. The large double garage is 26x30. For future development of a shop/second residence the ground is leveled and has all the services set up and ready to go. Pride of ownership shines!

Built in 2014

## **Essential Information**

MLS® # E4439966

Price \$699,999

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,622
Acres	8.33
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	49525 Rge Road 85
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0E 1Z0

### Amenities

Features	Air Conditioner, Deck, See Remarks
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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	Landscaped, No Back Lane, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	94

## Zoning

## Zone 90

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Listing information last updated on September 4th, 2025 at 12:02am MDT