

\$1,140,000 - 49022b Rr 73, Rural Brazeau County

MLS® #E4440646

\$1,140,000

5 Bedroom, 3.50 Bathroom, 2,343 sqft

Rural on 3.29 Acres

Eastview Heights, Rural Brazeau County, AB

Experience the PERFECT BLEND OF COUNTRY PRIVACY & TOWN CONVENIENCE with this exceptional 3.29-acre property located right on the RING ROAD! This stunning Cape Cod-style home offers 5 bedrooms, 4 fully renovated bathrooms, & truly checks every box for comfort, luxury, and lifestyle. Step inside to find a beautifully updated interior, featuring a modern kitchen with quartz countertops, skylights that flood the space with natural light, & two sets of patio doors that extend your living space outdoors. The spacious primary bedroom is privately situated upstairs, offering a peaceful retreat. This property is a dream for outdoor entertaining. Enjoy summer evenings in the concrete gazebo area or gathered around the firepit. The maintenance free rear patio includes a hot tub & is surrounded by plenty of outdoor lighting to set the perfect mood, whether you're hosting guests or unwinding with family. The yard is spectacular and private, ideal for kids, pets, outdoor hobbies, & toys! Full list of updates available!

Built in 1999

Essential Information

| | |
|--------|-------------|
| MLS® # | E4440646 |
| Price | \$1,140,000 |



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,343 |
| Acres | 3.29 |
| Year Built | 1999 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 49022b Rr 73 |
| Area | Rural Brazeau County |
| Subdivision | Eastview Heights |
| City | Rural Brazeau County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7A 2A2 |

Amenities

| | |
|----------|-------------------------------------------------------------------------------------------------------------------|
| Features | Off Street Parking, Deck, Fire Pit, Front Porch, Gazebo, Hot Tub, No Smoking Home, Parking-Extra, Vaulted Ceiling |
|----------|-------------------------------------------------------------------------------------------------------------------|

Interior

| | |
|-------------------|----------------------------------------------|
| Interior Features | ensuite bathroom |
| Heating | Hot Water, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------------------------------------------------|
| Exterior | Wood |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Schools, Shopping Nearby |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 4th, 2025

Days on Market 41

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 July 14th, 2025 at 11:32pm MDT