

# **\$799,900 - 302 49006 Rge Road 73, Rural Brazeau County**

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MLS® #E4442404

**\$799,900**

4 Bedroom, 2.50 Bathroom, 1,511 sqft

Rural on 1.90 Acres

Valleyview Estates\_MBRA, Rural Brazeau County, AB

Located in the highly sought-after Valleyview Estates subdivision on the Ring Road, this exceptional 4-bedroom bungalow offers a unique layout very rarely seen. The main floor boasts vaulted ceilings and beautiful hardwood floors, creating a bright and open feel throughout. The stunning kitchen features granite countertops, a large walk-in pantry, and a distinctive design that overlooks the lower level—perfect for staying connected while entertaining. The spacious main floor master suite includes a huge ensuite and walk-out access to an expansive deck. The backyard is truly a standout feature—extremely private, beautifully treed, and complete with a cozy fire pit area, making it an ideal retreat for outdoor living. The fully finished basement is set up for entertaining, with a wet bar, pool table area, and three additional bedrooms. A double attached garage completes this one-of-a-kind home in one of the area's most desirable locations. \*Some inside pictures have used AI to remove clutter.

Built in 2001

## **Essential Information**



MLS® #	E4442404
Price	\$799,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,511
Acres	1.90
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	302 49006 Rge Road 73
Area	Rural Brazeau County
Subdivision	Valleyview Estates_MBRA
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

### **Amenities**

Features	Deck, Vaulted Ceiling, Vinyl Windows, Walkout Basement
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, No Back Lane, Private Setting, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 13th, 2025  
Days on Market        88  
Zoning                    Zone 90

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