\$449,000 - 5049 50a Avenue, Rural Brazeau County

MLS® #E4455345

\$449,000

4 Bedroom, 3.00 Bathroom, 1,227 sqft Rural on 0.44 Acres

Lindale, Rural Brazeau County, AB

Welcome to this beautifully cared for property that offers almost half an acre to call your own! This modular home sits on a concrete walkout basement and offers over 2300 sqft of comfortable living space with central A/C! The open kitchen, dining, and living room are bright and welcoming, with patio doors leading to a private deck where you'II love relaxing with no neighbors in sight! There are 3 decks to enjoy, a front and back yard full of space that include a 24x24 garage, 20x30 shop, 40 ft sea-can, and a shed that provides all the storage you could possibly need! This home blends practicality with charm, all in the quiet Hamlet of Lindale, AB! Enjoy the convenience of being just 2 minutes from the Birchwood Golf Course, complete with a restaurant and pickleball courts, only 20 minutes to Drayton Valley AND just 45 minutes to Costco! *Outlines on drone photo is approximate*







Built in 2003

Essential Information

MLS® # E4455345 Price \$449,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,227

Acres 0.44
Year Built 2003
Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 5049 50a Avenue

Area Rural Brazeau County

Subdivision Lindale

City Rural Brazeau County

County ALBERTA

Province AB

Postal Code T0C 1W0

Amenities

Features Air Conditioner, Deck, No Smoking Home, Parking-Extra, R.V. Storage,

Walkout Basement, See Remarks

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Prefab

Exterior Features Corner Lot, Golf Nearby, Landscaped, Private Setting, See Remarks

Construction Prefab

Foundation Concrete Perimeter

Additional Information

Date Listed August 29th, 2025

Days on Market 66

Zoning Zone 90

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Listing information last updated on November 3rd, 2025 at 8:17pm MST