

\$399,500 - 49132 Rr 92, Rural Brazeau County

MLS® #E4459176

\$399,500

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Rural on 7.61 Acres

None, Rural Brazeau County, AB

For the outdoor enthusiast that loves privacy and surrounded by crown land this 7.61 acre acreage is for you! 1200 sq. ft. of in-floor heated living space containing kitchen with large dining area, front entry living room, 1 large bedroom, 3 pc. en-suite and 4 pc main bath. South side addition is 280 sq. ft. and would be an ideal games/hobby room. North side addition is 336 sqft has been divided into 2 separate spaces off the kitchen is a small space ideal for a cold room and the back portion offers another room that would make a nice private reading/tv room and plenty of storage space. The 2 side additions are not heated but a wood stove would cozy up the whole house. A/C is available in the south addition and main living space. 24 x 28 detached garage with power. Front perimeter has secured chain link fence with remote gate, other perimeters are 3 strand barbwire, low maintenance landscaping, front dug out has power close by and would make a wonderful stock pond. Distance to town approx. 18 minutes

Built in 1996

Essential Information

MLS® # E4459176

Price \$399,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	7.61
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	49132 Rr 92
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1R9

Amenities

Features	Air Conditioner, No Smoking
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Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Private Lane, Private Setting
Construction	Wood
Foundation	Slab

Additional Information

Date Listed	September 23rd, 2025
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Days on Market	35
Zoning	Zone 90

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Listing information last updated on October 28th, 2025 at 8:02pm MDT