

## \$363,000 - 8102 Twp Road 494, Rural Brazeau County

MLS® #E4460257

**\$363,000**

3 Bedroom, 2.00 Bathroom, 1,724 sqft

Rural on 4.00 Acres

Kimberly Heights, Rural Brazeau County, AB

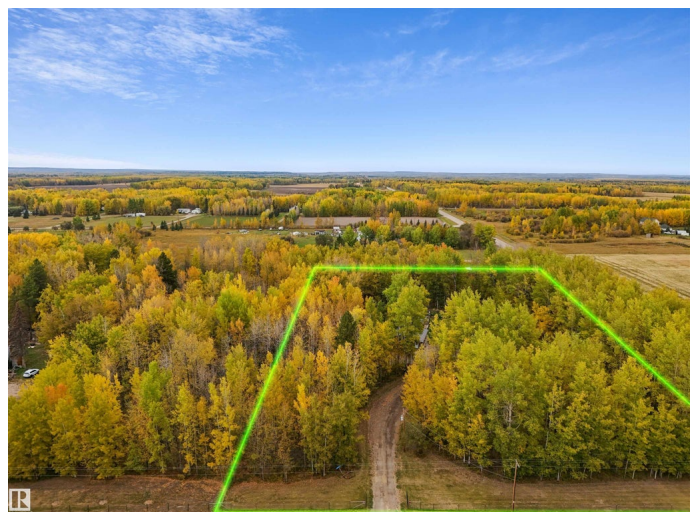
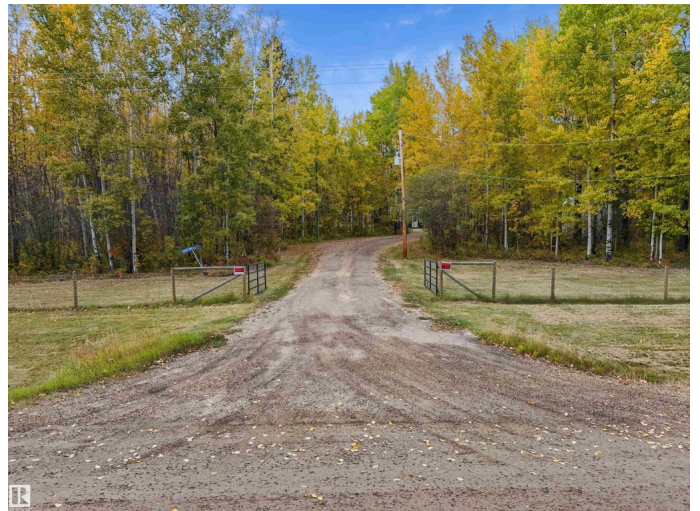
Your Private 4 Acre Retreat Just Minutes from Town! Tucked away behind a full perimeter fence and framed by mature trees, this charming property offers the perfect mix of country privacy and everyday convenience. With pavement nearly all the way, you can enjoy peaceful living without losing quick & easy access to town! The 3 bedroom 2 bath home is bright and welcoming, featuring an open floor plan with large kitchen & brand new stainless steel appliances making daily living both practical and comfortable. The spacious addition gives you plenty of room to gather with a large entry & includes a walk in pantry, dining area with patio doors & oversized laundry room! Step outside to a sunny deck overlooking a huge yard with space to garden, play, or simply relax. A tarp quonset and two carports are included, giving you plenty of storage and room for hobbies. Surrounded by trees on all sides, this is a property designed for privacy, comfort, and space to breathe.\*Outlines on drone photos are approximate\*

Built in 1990

### Essential Information

MLS® # E4460257

Price \$363,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,724                  |
| Acres          | 4.00                   |
| Year Built     | 1990                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8102 Twp Road 494    |
| Area        | Rural Brazeau County |
| Subdivision | Kimberly Heights     |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7A 2A3              |

### Amenities

|          |                                                                                         |
|----------|-----------------------------------------------------------------------------------------|
| Features | Deck, Exterior Walls- 2"x6", Fire Pit, Gazebo, Pool-Outdoor, Vinyl Windows, See Remarks |
|----------|-----------------------------------------------------------------------------------------|

### Interior

|                   |                       |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom      |
| Heating           | Forced Air-1, Propane |
| Stories           | 1                     |
| Has Basement      | Yes                   |
| Basement          | None, No Basement     |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Landscaped, Private Setting, See Remarks |
| Foundation        | Block                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 27                   |
| Zoning         | Zone 90              |

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Listing information last updated on October 25th, 2025 at 9:47pm MDT