

\$715,000 - 7425 Township Rd 494, Rural Brazeau County

MLS® #E4399509

\$715,000

5 Bedroom, 3.50 Bathroom, 1,382 sqft
Rural on 9.75 Acres

None, Rural Brazeau County, AB

This property is located in Brazeau County on 9.75 acres only minutes from Drayton Valley, AB. Built in 1999, the home is 1,382 sq ft with a triple attached garage, 5 bedrooms, 3.5 bathrooms. The main floor has three bedrooms, with the primary bedroom having a 4-pc ensuite & walk-in closet. The other two bedrooms are sizeable with plenty of closet space as well as a 4-pc bathroom with a door that opens to an enclosed solarium with stairs to an area designed for a hot tub. The rest of the upstairs is comprised of a large kitchen with all stainless appliances, vaulted ceiling, large eating area, along with island seating, rounded out with nice big windows, a living area, a corner gas fireplace as a focal point and a 2-pc bathroom at the entrance. The fully finished ICF basement is huge with large windows, in-floor heat, a second gas fireplace, utility-laundry room, 2 additional bedrooms, and a 4-pc bathroom! There is a well built 24'x30' heated shop with attached pole shed to park equipment & toys indoors!

Built in 1999

Essential Information

MLS® #	E4399509
Price	\$715,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,382
Acres	9.75
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	7425 Township Rd 494
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 0C1

Amenities

Features	No Animal Home, No Smoking Home, Patio, R.V. Storage, Vaulted Ceiling, Vinyl Windows
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Flat Site, Partially Fenced
Construction	Wood
Foundation	Insulated Concrete Form

Additional Information

Date Listed July 24th, 2024

Days on Market 233

Zoning Zone 90

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Listing information last updated on March 14th, 2025 at 7:17am MDT