

Courtesy Of Don M Fash Of RE/MAX Vision Realty

## **\$699,900 - 504, 49119 Rr 73, Rural Brazeau County**

MLS® #E4411682

**\$699,900**

3 Bedroom, 3.50 Bathroom, 2,161 sqft

Rural on 0.20 Acres

River Ravine Estates, Rural Brazeau County,  
AB

Welcome to this gorgeous brand new newly built home located in sought after River Ravine Estates. This massive 2160 sq ft bungalow includes a ton of features including, 11 ft ceilings, central AC, heated garage, built-in external LED lights, central vac, a massive chef's kitchen with SS appliances, quartz countertops, huge island, tons of cabinets, electric fireplace, triple pane windows, updated lighting package, main floor laundry to just name a few. The primary bedroom features a coffered ceiling, 5 piece bath with glass shower, double vanity, freestanding tub and walk-in closet. The other two bedrooms are large and include their own 4 pce bath and walk-in closet. The laundry and the powder room round out the main floor. Outside you will notice the huge driveway, vinyl covered back deck and the home backs onto the trees. Don't miss out on this beautiful home in a great neighborhood and don't forget the low county property taxes! Alberta New Home Warranty and GST is INCLUDED in the list price!!!

Built in 2024

### **Essential Information**

MLS® #                    E4411682

Price                      \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,161                  |
| Acres          | 0.20                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 504, 49119 Rr 73     |
| Area        | Rural Brazeau County |
| Subdivision | River Ravine Estates |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7A 0B9              |

### Amenities

|          |  |
|----------|--|
| Features | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
|----------|--|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Level Land, Schools, Shopping Nearby |

Construction Wood  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 25th, 2024  
Days on Market 140  
Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 12:32am MDT