

Courtesy Of Jeneile Peebles Of RE/MAX River City

## **\$654,900 - 222, 49119 Rr 73, Rural Brazeau County**

MLS® #E4424781

### **\$654,900**

5 Bedroom, 3.50 Bathroom, 2,146 sqft

Rural on 0.28 Acres

River Ravine Estates, Rural Brazeau County, AB

This 5 bed, 3.5 bath executive home has been meticulously maintained & designed. The top floor will hold the whole family with 4 spacious bedrooms & a large primary w/ ensuite & walk-in closet! Kitchen/dining room has a brand new stove, SS appliances, NG fireplace & flex/office off the kitchen. The home has 9â€™™ ceilings on 2 levels, main floor laundry, central A/C, infloor heat in basement, triple pane windows, lawn sprinkler system w/ rain sensors, and heated 2-car garage w/epoxy flooring. The basement offers a large family room w/ built-in ceiling speakers, a wet bar, spacious bedroom & 4pc bathroom. Enjoy amazing landscaping, rock work, a 8x16 shed w/ 5â€™™ roll door & a large back deck.

Located just outside DV close to walking trails (paved & wilderness trails) and a short walk to the new school, this property gives you space & lower taxes w/ all the benefits of being close to town like short commutes & municipal water/sewer. This home shows 10/10 and is move in ready waiting for you!

Built in 2013

### **Essential Information**

MLS® # E4424781

Price \$654,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,146
Acres	0.28
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	222, 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, Bar, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Vinyl Windows, 9 ft. Basement Ceiling
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Landscaped, No Back Lane, Paved Lane, Schools, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 8th, 2025

Days on Market 33

Zoning Zone 90

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Listing information last updated on April 9th, 2025 at 11:02pm MDT