

## **\$565,000 - 1-7229 Twp Rd 492, Rural Brazeau County**

MLS® #E4426773

**\$565,000**

4 Bedroom, 3.00 Bathroom, 1,680 sqft

Rural on 1.00 Acres

Woodridge Estates\_MBRA, Rural Brazeau County, AB

Beautifully kept 4-Bedroom Bungalow with a Massive 30x40 Heated Garage on 1 Acre! Nestled on a private, landscaped 1-acre lot, this beautifully maintained 1680 sq ft bungalow offers the perfect balance of privacy & convenience. Located on the edge of town, this home combines the tranquility of country living with the convenience of being just minutes from amenities. The vaulted Ceilings creating an open, airy feel throughout the main level. The living area features a cozy gas fireplace, large front windows allowing plenty of natural lighting into the home. A spacious kitchen provides attractive stainless steel appliances, a built-in island, ample cabinet space, newer flooring, & plenty of space to entertain. The large Primary Bedroom offers plenty of room with ample closet space. 2 more bedrooms complete this level. The basement includes a large Family Room, a 4th Bedroom, workshop Area, & a 3 pce bath, not to mention plenty of storage. Outside a large deck overlooks the private acreage. RV parking too!

Built in 1996

### **Essential Information**

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Price \$565,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,680
Acres	1.00
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1-7229 Twp Rd 492
Area	Rural Brazeau County
Subdivision	Woodridge Estates_MBRA
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

### Amenities

Features	Deck, Vaulted Ceiling, Vinyl Windows, See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Flat Site, Golf Nearby, Landscaped, Private Setting, Schools, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 19th, 2025
Days on Market	32

## Zoning

## Zone 90

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Listing information last updated on April 19th, 2025 at 10:18pm MDT