

\$549,900 - 503-49119 Rr 73, Rural Brazeau County

MLS® #E4417619

\$549,900

4 Bedroom, 3.50 Bathroom, 1,533 sqft

Rural on 0.20 Acres

River Ravine Estates, Rural Brazeau County, AB

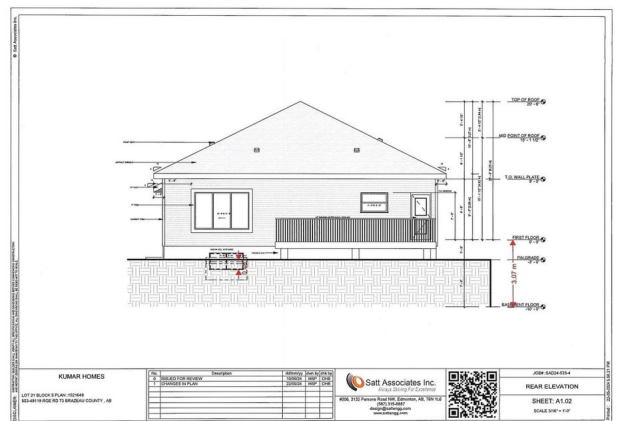
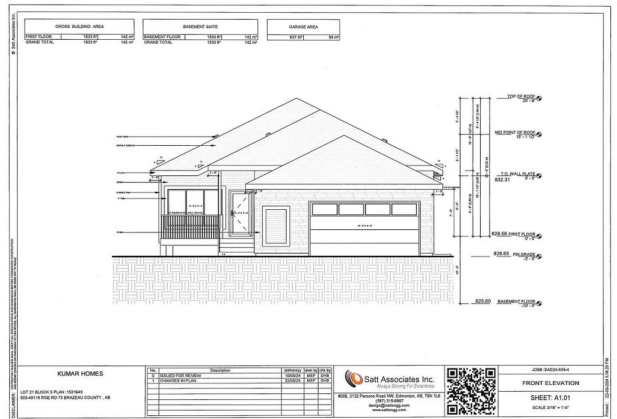
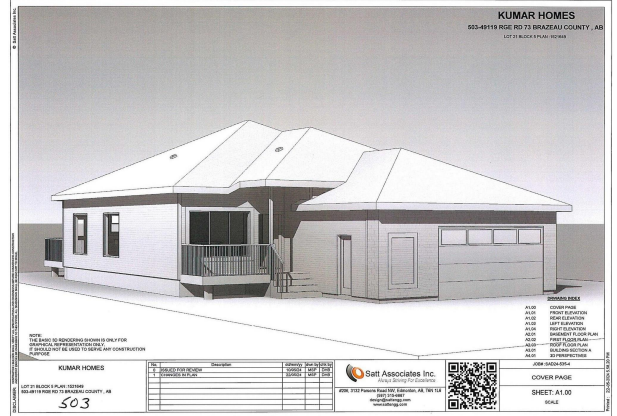
This beautiful new build is under construction and offers over 2850 sq ft of finished living space on two levels. This home is a 2 bedroom up and 2 bedroom down with 3.5 baths and designed with open concept living and functionality in mind. You won't find your builder basic finishings and fixtures here! This home features 9 ft ceilings up and down, vinyl & carpeted flooring, central AC, SS appliances, quartz countertops, triple pane windows, high efficiency furnace and HWT, HRV system, electric fireplace, roughed in central vac, cameras, ceiling speakers and much much more! Located in sought after River Ravine Estates, this home is on all town amenities including fiber optic and favorable property taxes. Don't miss out on this opportunity as there is time to personalize your new home with paint, floor, cabinet and exterior vinyl colours! The home is also backed by Alberta New Home Warranty & INCLUDES the GST!! Room sizes were calculated by applying the RMS to the blueprints provided by the builder.

Built in 2025

Essential Information

MLS® # E4417619

Price \$549,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,533 |
| Acres | 0.20 |
| Year Built | 2025 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 503-49119 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, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, 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 | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Flat Site, Golf Nearby, Level Land, No Back Lane, Public Swimming Pool, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 10th, 2025 |
| Days on Market | 86 |
| 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 April 6th, 2025 at 2:47am MDT