

# \$599,999 - 47507 Rge Road 52, Rural Brazeau County

MLS® #E4421177

**\$599,999**

4 Bedroom, 2.00 Bathroom, 2,058 sqft

Rural on 14.06 Acres

None, Rural Brazeau County, AB

Very private and serene 14 acres surrounded by towering spruce. The main floor features impressive vaulted pine ceilings, stylish kitchen open to a spacious dining area, sitting area with gas fireplace and cozy living room. Set up for entertaining with access to a huge wrap around covered and screened in deck, gas bbq hookup too. Large main bedroom includes ensuite, walk-in closet and deck access. Second bedroom also has a walk in closet. Another 4pce bathroom, mainfloor laundry room, storage rooms, and beautiful entrance complete this level. The loft features a sitting area and two more bedroom spaces. The oversized 24x32' double garage has in-floor heating, 220 power, 30 amp RV plug in, and is attached to the house with a breezeway with access to another covered deck to the back. There's also a 30x26' insulated shop with power, a tarp quonset large enough to park an RV, greenhouse, wood sheds, large storage sheds, play gyms. Must see!

Built in 2002

## Essential Information

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Price \$599,999

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	2,058
Acres	14.06
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	47507 Rge Road 52
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 0P0

### **Amenities**

Features	Crawl Space, Deck, Fire Pit, Greenhouse, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Workshop
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Not Fenced, Private Setting, Treed Lot
Construction	Wood
Foundation	Grade Beam

### **Additional Information**

Date Listed	February 11th, 2025
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Days on Market 53

Zoning Zone 90



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Listing information last updated on April 5th, 2025 at 3:32pm MDT