

Courtesy Of John J Dempster Of RE/MAX Vision Realty

\$585,000 - 217 49119 Range Rd 73, Rural Brazeau County

MLS® #E4422705

\$585,000

4 Bedroom, 3.00 Bathroom, 1,251 sqft
Rural on 0.25 Acres

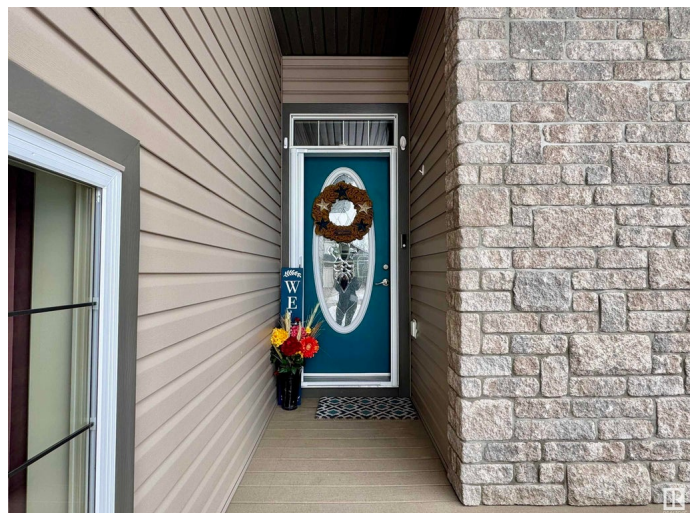
River Ravine Estates, Rural Brazeau County,
AB

Original owner home! Stunning 4-Bedroom Bungalow with expansive outdoor paradise & 2 Heated Garages! This charming 4-bedroom, 3-bath bungalow offers the perfect blend of comfort, style, & modern amenities. With 1260 sq ft of well-designed living space, this home is perfect for those who love indoor & outdoor living. Beautiful Kitchen: Equipped with stainless steel appliances, ample cabinet space, a walk-in pantry, & a large island with bar seating, perfect for cooking & entertaining. Cozy up in the living room featuring a warm and inviting gas fireplace. The expansive Family Room provides a great space for family gatherings or relaxing evenings & features in-floor heating ensuring comfort year-round. Outdoor Paradise: Step outside to a manicured, fenced yard that boasts a stunning gazebo, a covered deck with tv area, all while enjoying breathtaking ravine views—the ideal setting for relaxation or entertaining. Attached Garage: 24x25 & heated, Detached Garage: 24x24 & heated.

Built in 2011

Essential Information

MLS® # E4422705



Price	\$585,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,251
Acres	0.25
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	217 49119 Range Rd 73
Area	Rural Brazeau County
Subdivision	River Ravine Estates
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 0B9

Amenities

Features	Deck, Exterior Walls- 2"x6", Gazebo, Vaulted Ceiling, Vinyl Windows, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Private Setting, Ravine View, Shopping Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed February 22nd, 2025

Days on Market 42

Zoning Zone 90

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Listing information last updated on April 5th, 2025 at 3:17pm MDT