

## \$349,900 - N/A, Rural Brazeau County

MLS® #E4426107

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,192 sqft

Rural on 4.50 Acres

None, Rural Brazeau County, AB

This quaint home is located just minutes from Rocky Rapids and has amazing updates throughout from its vinyl windows to renovated kitchen and 4pc bathroom. The Kitchen/dining/living room is open concept with the decore and design working cohesively together. In addition to the 3 bedroom spaces on the main level, you'll also enjoy the sun room off the dining room that can take in the natural light in all 4 seasons. The basement holds a flex space, 4th bedroom w/ 3pc bathroom as well as the laundry/utility room. Outside offers great deck spaces both covered and uncovered that overlook trees, open field and many different fruit trees and shrubs. You'll also find a great open space for bonfires, RV storage and a large garden. All this just minutes from both Rocky Rapids and Drayton Valley!

Built in 1948

### Essential Information

MLS® #	E4426107
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,192
Acres	4.50



Year Built	1948
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	N/A
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0E 1Z0

### **Amenities**

Features	Deck, Vinyl Windows
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Creek, Fruit Trees/Shrubs
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	32
Zoning	Zone 90

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Listing information last updated on April 18th, 2025 at 4:17pm MDT