

## \$739,000 - 48426 Rge Rd 80, Rural Brazeau County

MLS® #E4417845

**\$739,000**

3 Bedroom, 2.50 Bathroom, 1,858 sqft

Rural on 10.38 Acres

None, Rural Brazeau County, AB

10.38 acres with a 1.5 Storey House, Shop, and More located right off pavement! This 2013 built, 1857.87sq/ft home has a Hardie plank exterior, and covered deck with maintenance fee composite decking wrapping around three sides. Inside, the main floor is beautifully finished with granite countertops, and custom cabinets in the kitchen. Open to the dining room, the living room has engineered hardwood, and vaulted ceilings providing a spacious feel. A three piece bathroom, laundry room and the primary bedroom complete the main floor. The upper level hosts a family lounge area that over looks the living room and vaulted ceiling. Just past it is another bedroom and four piece bathroom. The basement has a large rec area, another bedroom, gym room, and a two piece bathroom. Outside is a 40'x60' metal clad shop with power and a concrete floor. An old house also sits on the property and has a functional 27'x29' garage. Two private ponds with tree cover are the perfect spot to relax and unwind after a long day.

Built in 2013

### Essential Information

MLS® # E4417845

Price \$739,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,858
Acres	10.38
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	48426 Rge Rd 80
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A1

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	Insulated Concrete Form

### Additional Information

Date Listed	January 13th, 2025
Days on Market	96

## Zoning

## Zone 90

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Listing information last updated on April 19th, 2025 at 9:17pm MDT