

# **\$775,000 - 50009 Range Road 70, Rural Brazeau County**

MLS® #E4423172

**\$775,000**

4 Bedroom, 2.50 Bathroom, 2,920 sqft

Rural on 4.99 Acres

None, Rural Brazeau County, AB

This luxury 4.99 acre estate is nestled above the North Saskatchewan River showcasing breathtaking surroundings. Entering the home you are greeted with high end finishings, spectacular vaulted ceilings, and a grand staircase. The sunken living rooms gas fireplace is a beautiful focal point. The chef kitchen features heated granite countertops, and the dining room leads you to the covered deck to watch the sunrise. Main floor laundry, convenient mud room, 3 beds, and an exquisite bath finish the main floor. The upstairs primary loft retreat offers a spa-inspired bath with air jet soaker tub, double walk in shower, massive closet, huge windows, private deck and office space. The 2031 sq/ft open and bright walkout basement boasts infloor heat, endless potential for entertaining, tall ceilings, and is awaiting your finishing touches. The grounds are enriched with mature trees, tree house, shed, chicken coop, hot tub, toboggan hill, fruit trees, and walking trails. This private acreage is truly one of a kind!

Built in 2014

## **Essential Information**

MLS® # E4423172

Price \$775,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,920                  |
| Acres          | 4.99                   |
| Year Built     | 2014                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 50009 Range Road 70  |
| Area        | Rural Brazeau County |
| Subdivision | None                 |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7A 2A2              |

### **Amenities**

|          |   |
|----------|---|
| Features | Closet Organizers, Deck, Hot Tub, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks, Natural Gas BBQ Hookup |
|----------|---|

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot, See Remarks |
| Construction      | Wood  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 26th, 2025

Days on Market                159

Zoning                              Zone 90

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Listing information last updated on August 4th, 2025 at 12:02pm MDT