

## **\$549,000 - #109 53219 Rr 145, Rural Minburn County**

MLS® #E4429048

**\$549,000**

5 Bedroom, 3.00 Bathroom, 1,376 sqft

Rural on 3.19 Acres

Brookwood Estate, Rural Minburn County, AB

**\*BROOKWOOD ESTATES\*** The Property You Always Dreamed Of, only minutes from the Progressive Town of Vegreville, in the County of Minburn. Located on this 3.19 Acre Property is 1375 sq. ft. Bi-Level Home with Attached 24'x28' Heated Garage, Plus a 30'x40' Heated Shop/Garage. Plenty of Space for all your Toys and to complete your summer and winter Hobbies. Features of this 5 Bedroom Bi-Level include Gas Fireplace in the Spacious Living Room, Large Kitchen with Custom Oak Cabinets, Hardwood Floors, Master Bedroom with Walk In Closet and 4 Piece Ensuite with a Jacuzzi Tub. The Basement is Completely with a huge living room, two bedrooms, bathroom, laundry and access garage. This Property Has it All!

Built in 2005

### **Essential Information**

MLS® #	E4429048
Price	\$549,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,376
Acres	3.19
Year Built	2005



Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	#109 53219 Rr 145
Area	Rural Minburn County
Subdivision	Brookwood Estate
City	Rural Minburn County
County	ALBERTA
Province	AB
Postal Code	T9C 1T3

### Amenities

Features	Deck, Hot Water Natural Gas, R.V. Storage, Workshop
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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	See Remarks
Construction	Wood
Foundation	Insulated Concrete Form

### Additional Information

Date Listed	April 4th, 2025
Days on Market	82
Zoning	Zone 60

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