# \$754,900 - 404 49119 Rr73, Rural Brazeau County

MLS® #E4436257

#### \$754,900

4 Bedroom, 3.00 Bathroom, 1,574 sqft Rural on 0.50 Acres

River Ravine Estates, Rural Brazeau County, AB

This immaculate bungalow shows pride of ownership and is located in the sought after River Ravine Estates neighborhood. The moment you open the door you will not only notice the stunning new vinyl plank flooring and paint, you will be wowed by the natural light and open concept modern feel! Livingroom showcases a fireplace that compliments the spectacular kitchen with massive island. The primary bedroom boasts a gorgeous ensuite and walk in closet. Completing the main floor you have laundry, 2 beds, and a bathroom. The fully finished walkout basement is bright with a 4th bed, gym, bathroom, storage space, massive games room and an inviting family room with cozy theatre space. Watching the sunrise or winding down in the evening, the oversized deck is truly a private oasis overlooking the beautifully landscaped and fully fenced yard. Triple car heated garage and extra large concrete parking pad offers plenty of space with room for an RV. Ring Road location close to walking trails, schools and all amenities.

Built in 2011

# **Essential Information**

MLS® # E4436257 Price \$754,900







Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,574

Acres 0.50

Year Built 2011

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 404 49119 Rr73

Area Rural Brazeau County

Subdivision River Ravine Estates

City Rural Brazeau County

County ALBERTA

Province AB

Postal Code T7A 0B9

#### **Amenities**

Features Closet Organizers, Deck, Vinyl Windows, Walkout Basement, Wall

Unit-Built-In

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes

Stories 2

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Private

Setting, Vegetable Garden

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 13th, 2025

Days on Market 176

Zoning Zone 90

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Listing information last updated on November 5th, 2025 at 1:17pm MST