

# **\$1,299,999 - #8 49413 Range Road 73, Rural Brazeau County**

MLS® #E4436868

**\$1,299,999**

4 Bedroom, 3.50 Bathroom, 1,724 sqft

Rural on 4.00 Acres

Sunset Acres, Rural Brazeau County, AB

Stunning estate quality built and expertly finished, will impress you both inside and out with everything you could ever imagine and more! An elegant front foyer showcases tall ceilings and bright windows where you will enjoy an expansive main floor open concept living space featuring a fireplace, massive centre island w/seating, dinette area, and a door to an exquisite covered deck. Exclusive primary bedroom is a true private oasis with a gorgeous ensuite and walk in closet. Basement is equally impressive and unparalleled in space. Huge and cozy family room ready for movie nights and oversized bedrooms all with walk in closets and ensuites. Added luxuries include A/C, hot tub, in floor heat, office, gym, 4 beds, 5 baths, main floor laundry, and the list goes on..... Triple heated attached garage and a dream 4 bay shop with ALL the bells and whistles. Privacy, serenity, and a parklike setting gives you the comfort of country living only minutes from Drayton Valley. This dream home is truly one of a kind!

Built in 2015

## **Essential Information**

MLS® # E4436868

Price \$1,299,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,724                  |
| Acres          | 4.00                   |
| Year Built     | 2015                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | #8 49413 Range Road 73 |
| Area        | Rural Brazeau County   |
| Subdivision | Sunset Acres           |
| City        | Rural Brazeau County   |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T0E 1Z0                |

### **Amenities**

|          |  |
|----------|--|
| Features | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Fire Pit, No Smoking Home, R.V. Storage, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
|----------|--|

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Golf Nearby, Level Land, Low Maintenance Landscape, No Through Road, See Remarks |
| Construction      | Wood   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 16th, 2025

Days on Market                32

Zoning                            Zone 90

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Listing information last updated on June 17th, 2025 at 2:47am MDT