

## \$599,000 - 8006 Twp Road 504, Rural Brazeau County

MLS® #E4439019

**\$599,000**

4 Bedroom, 2.00 Bathroom, 1,498 sqft

Rural on 11.98 Acres

None, Rural Brazeau County, AB

Escape to the country with this charming two story home on 11.98 acres. This 4 bedroom and 2 bathroom home has seen many wonderful upgrades over the years. New windows, new appliances, new hot water tank, new cement walkway, new deck, and finished basement just to name a few. Large living room and dining area with plenty of windows throughout compliment the great sized kitchen letting in lots of natural light. The boot room is massive with lots of extra space for storage. The upstairs spacious bedrooms are just like out of a story book. Downstairs is a cozy family room perfect for movie nights. Double Car Garage, Four Stall Machine Shed, Wood Heated Shop, Barn, and Separate power, gas, water and sewer beside barn for a second residence or new shop. The possibilities are endless! The property is immaculate and features the most amazing swing fire pit area. The nicely treed yard site gives a great sense of peace, privacy and relaxation.

Built in 1958

### Essential Information

MLS® #	E4439019
Price	\$599,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,498
Acres	11.98
Year Built	1958
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8006 Twp Road 504
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

### Amenities

Features	Deck, Front Porch, Vinyl Windows, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 28th, 2025
Days on Market	30
Zoning	Zone 90

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