

Courtesy Of Heather D Malin Of RE/MAX Vision Realty

## \$875,000 - 8409 Twp Rd 493, Rural Brazeau County

MLS® #E4451022

**\$875,000**

4 Bedroom, 3.50 Bathroom, 2,602 sqft

Rural on 77.60 Acres

None, Rural Brazeau County, AB

Nestled on 77.6 serene acres just 10 minutes from Drayton Valley, this 2,600 sq. ft. with Integrated Concrete Form (ICF) goes right to the ceiling. There is underfloor heat throughout the garage, baths, and two bedrooms, every space is designed for year-round warmth. The main floor features 9'™ ceilings, raised breakfast bar, oak kitchen with walk-through pantry and cherry hardwood flooring in the living and dining room. The 2-pc bath is connected to the laundry and front hall. Upstairs offers 3 large bedrooms, 4-pc main bath, and a spacious ensuite with walk-in closet and 4-pc ensuite bathroom. Bonus theatre room above the garage adds a unique touch. The walkout basement includes a 3-pc bath, painted floors, artist feature wall, and cold room. Step outside to a massive covered wraparound deck with woodstove, a private firepit area, and a licensed 20'™ deep fishpond. New roof finish, heat exchanger, and instant hot water complete this private retreat. A truly rare find for those seeking beauty and privacy.

Built in 2005

### Essential Information

MLS® # E4451022

Price \$875,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,602                  |
| Acres          | 77.60                  |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8409 Twp Rd 493      |
| Area        | Rural Brazeau County |
| Subdivision | None                 |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7A 1R4              |

### Amenities

|          |                                                            |
|----------|------------------------------------------------------------|
| Features | Deck, Front Porch, Skylight, Vinyl Windows, Heat Exchanger |
|----------|------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | ICFs (Insulated Concrete Forms)                      |
| Exterior Features | Golf Nearby, Private Setting, Stream/Pond, Treed Lot |
| Construction      | ICFs (Insulated Concrete Forms)                      |
| Foundation        | Insulated Concrete Form                              |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 2nd, 2025 |
|-------------|------------------|

Days on Market 4

Zoning Zone 90

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Listing information last updated on August 6th, 2025 at 7:47am MDT