\$399,500 - 49132 Rr 92, Rural Brazeau County

MLS® #E4459176

\$399,500

2 Bedroom, 2.00 Bathroom, 1,200 sqft Rural on 7.61 Acres

None, Rural Brazeau County, AB

For the outdoor enthusiast that loves privacy and surrounded by crown land this 7.61 acre acreage is for you! 1200 sq. ft. of in-floor heated living space containing kitchen with large dining area, front entry living room, 1large bedroom, 3 pc. en-suite and 4 pc main bath. South side addition is 280 sq. ft. and would be an ideal games/hobby room. North side addition is 336 sqft has been divided into 2 seperate spaces off the kitchen is a small space ideal for a cold room and the back portion offers another room that would make a nice private reading/tv room and plenty of storage space. The 2 side additions are not heated but a wood stove would cozy up the whole house. A/C is available in the south addition and main living space. 24 x 28 detached garage with power. Front perimeter has secured chain link fence with remote gate, other perimeters are 3 strand barbwire, low maintenance landscaping, front dug out has power close by and would make a wonderful stock pond. Distance to town approx. 18 minutes



Built in 1996

Essential Information

MLS® # E4459176 Price \$399,500 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,200

Acres 7.61

Year Built 1996

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 49132 Rr 92

Area Rural Brazeau County

Subdivision None

City Rural Brazeau County

County ALBERTA

Province AB

Postal Code T7A 1R9

Amenities

Features Air Conditioner, No Smoking

Interior

Interior Features ensuite bathroom

Heating In Floor Heat System, Propar

Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood

Exterior Features Backs Onto Park/Trees, Fend

Lane, Private Setting

Construction Wood

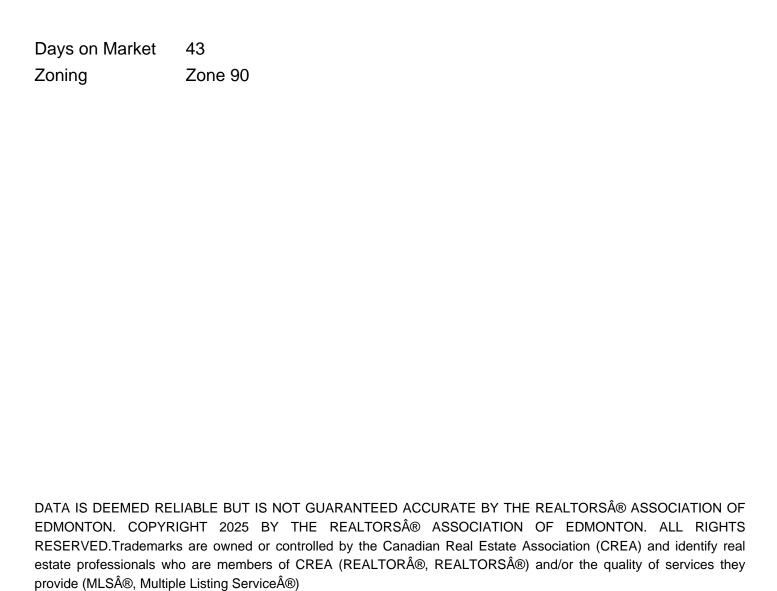
Foundation Slab

Additional Information

Date Listed September 23rd, 2025







Listing information last updated on November 5th, 2025 at 8:17am MST