

Courtesy Of John J Dempster Of RE/MAX Vision Realty

# \$110,000 - #208 49505 Rr 80, Rural Brazeau County

MLS® #E4460720

**\$110,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 4.18 Acres

Ranch Country Estates, Rural Brazeau  
County, AB

4.18 Acres in The Ranch Estates on a spacious Corner Lot in stunning Brazeau County. Discover the perfect balance of country charm & modern convenience with this 4.18-acre corner lot in The Ranch, one of Brazeau County's most sought-after country residential subdivisions. Located just off the pavement, this property offers fully paved access right to the subdivision, making trips to town quick & hassle-free. This spacious lot is ready for development, with power already at the property & natural gas prepaid to your residence. The Ranch is an upscale, well-planned neighbourhood known for its large, beautifully maintained acreages & peaceful rural setting. With only five lots remaining, opportunities to join this exclusive community are quickly disappearing. Whether you're planning to build your forever home or looking for a smart investment, this parcel offers the space, privacy, & quality location you're after. Enjoy country living with room to grow, just minutes from all the amenities of town.

## Essential Information

MLS® #                    E4460720  
Price                    \$110,000



Bathrooms	0.00
Acres	4.18
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	#208 49505 Rr 80
Area	Rural Brazeau County
Subdivision	Ranch Country Estates
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1T1

### Exterior

Exterior Features    Corner Lot, Flat Site, Golf Nearby, Not Landscaped, See Remarks

### Additional Information

Date Listed	October 3rd, 2025
Days on Market	10
Zoning	Zone 90

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Listing information last updated on October 13th, 2025 at 2:02pm MDT