

# **\$1,249,900 - #8 49413 Range Road 73, Rural Brazeau County**

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MLS® #E4436868

**\$1,249,900**

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 \$1,249,900



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
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### **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                83

Zoning                              Zone 90

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Listing information last updated on August 6th, 2025 at 10:47pm MDT