

# **\$799,000 - 50001 Range Road 70, Rural Brazeau County**

MLS® #E4443245

**\$799,000**

4 Bedroom, 2.50 Bathroom, 1,344 sqft

Rural on 21.60 Acres

None, Rural Brazeau County, AB

This wonderful property offers approximately 400 metres of NORTH SASKATCHEWAN RIVER FRONTAGE! The 21.6 acre parcel is located just 7 miles from Drayton Valley, just metres from Eagle Point Provincial Park. The views of the river are unmatched, several access points exist to enjoy family picnics on river shore! Solar powered gates (2 entrances to property) greet you at property and a beautifully treed and winding drive bring you to the private yard site. The mature yard site features great landscaping, a firepit area, and fruit trees. The home boasts 2600 developed sqft, 4 bedrooms (all rooms have their own temp control), a 5 piece ensuite off the master bedroom, a wood stove in lower level, and new interior paint throughout. The wrap around deck is massive and great for entertaining. The double detached garage is heated and measure 26x28. The machine shop is 42x60, built post 2000. Functional outbuildings include a single detached garage, wood sheds, and a chicken coop. \$3650 in annual surface revenue.

Built in 1991

## **Essential Information**

MLS® # E4443245

Price \$799,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,344
Acres	21.60
Year Built	1991
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	50001 Range Road 70
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0E 1Z0

### Amenities

Features	Deck, Vaulted Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Baseboard, Electric
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Modular
Exterior Features	Ravine View, River Valley View, River View, Treed Lot, Waterfront Property
Construction	Modular
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 19th, 2025

Days on Market 5

Zoning Zone 90

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Listing information last updated on June 24th, 2025 at 7:47am MDT