

## \$525,000 - 7519 C Twp Rd 505, Rural Brazeau County

MLS® #E4443378

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,672 sqft

Rural on 4.99 Acres

None, Rural Brazeau County, AB

If you love a peaceful view and privacy this home is for you! Located only 10 mins from town. 2005, 22x76 modular home has a spacious floor plan with 2 living rooms, dining area with built in cabinets, plenty of kitchen cabinets and work space, 3 bedrooms, master is huge with soaker tub, separate shower, spacious vanity and large walk-in closet. Main 4 pc. bath and back entry with newer washer & dryer purchased in 2023 complete the main level. Outside the front has a large deck and the 12x48 back deck is partially covered with an amazing west view. 6 man hot tub and firepit for you to enjoy a wonderful summer. 32x32 heated shop with 220 power, cement floor with drain, water line and a 22' front pad. A pine cottage is for your choice to decide. Small pond with trickling water adds to the beautiful landscaped yard. New metal roof in 2022, water heater 1 yr. old, new skirting reinsulated in 2022, new treated wood post on perimeter fencing with 4 strand barbwire. Fenced in pasture Lots of under deck storage.

Built in 2005

### Essential Information

MLS® # E4443378

Price \$525,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,672
Acres	4.99
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7519 C Twp Rd 505
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

### Amenities

Features	Closet Organizers, Deck, Exterior Walls- 2"x6", Fire Pit, Hot Tub, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, No Through Road, Stream/Pond, See Remarks
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	June 19th, 2025
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Days on Market 6

Zoning Zone 90

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