

\$995,000 - 49213 Range Road 82, Rural Brazeau County

MLS® #E4418641

\$995,000

2 Bedroom, 2.50 Bathroom, 1,924 sqft
Rural on 3.82 Acres

None, Rural Brazeau County, AB

INTRODUCING A STUNNING 2022 CUSTOM BUNGALOW that sits on 3.82 acres, just 5 minutes West of Drayton Valley on a dead end road! Complete with an OVERSIZED 30x34 TRIPLE GARAGE that has 13 ft ceilings, 10ft tall doors & epoxy floors! The gated driveway leads to beautiful landscaping, rock beds, and stamped concrete on both front and back COVERED DECKS! More outstanding features include, Apex double-sided black vinyl windows, 10-ft ceilings, 8-ft doors, and fir wood ceiling beams. The open-concept living area is bright with massive windows! The chef’s kitchen features quartz countertops, a waterfall island, and KitchenAid appliances that include a 36-inch gas stove with pot filler. The primary bedroom features a fireplace, 5-piece ensuite, complete with a walkthrough closet with a vanity! This home offers exceptional quality & design plus a location that is unmatched!

Built in 2022

Essential Information

MLS® #	E4418641
Price	\$995,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,924
Acres	3.82
Year Built	2022
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	49213 Range Road 82
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A3

Amenities

Features	Bar, Ceiling 10 ft., Closet Organizers, Deck, Vinyl Windows
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, No Back Lane, No Through Road, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 18th, 2025
Days on Market	88
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 16th, 2025 at 1:02pm MDT