

# **\$582,900 - 48311 Rge Road 83, Rural Brazeau County**

MLS® #E4421110

**\$582,900**

5 Bedroom, 1.50 Bathroom, 1,463 sqft

Rural on 15.37 Acres

None, Rural Brazeau County, AB

CHECK OUT this well-maintained, cozy raised bungalow located just 15 minutes West of Drayton Valley, AB! It offers a peaceful retreat on 15 ACRES of land that features an artesian well and it's own walking and quad trails for your enjoyment! The perimeter is fully fenced and cross-fenced into three sections for added privacy and convenience. The finished, heated double detached garage has a 30-AMP RV plug and 220 WIRING! The beautifully landscaped yard is complete with a firepit area, horseshoe pit and plenty of room for a garden! Come home & unwind on the large deck, complete with your own HOT TUB!! Inside you will love the MASSIVE ENTRY! The functional kitchen offers ample space for meal prep and cooking, with plenty of counter space! In the living room enjoy cozy evenings by the woodburning fireplace AND the partially finished basement is waiting for your own personal touch! This property is close to crown lands and boasts plenty of outbuildings for storage and additional use!

Built in 1980

## **Essential Information**

MLS® # E4421110

Price \$582,900

Bedrooms 5



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,463
Acres	15.37
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	48311 Rge Road 83
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0E 1Z0

### Amenities

Features	Deck, Fire Pit, Hot Tub, No Smoking Home, Parking-Extra, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Level Land, Low Maintenance Landscape
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed February 10th, 2025

Days on Market 68

Zoning Zone 90

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