

# **\$959,000 - 50225 Range Road 64, Rural Brazeau County**

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MLS® #E4426860

**\$959,000**

5 Bedroom, 3.00 Bathroom, 1,841 sqft

Rural on 4.99 Acres

None, Rural Brazeau County, AB

This wonderful property is located only 11 miles from Drayton Valley! This beautiful fully developed walkout bungalow was built by Lakeview Custom Homes and rests on a nicely landscaped 5 acre parcel. There is lots of gravel for maneuvering in around the yard site providing great access to a 54x80 shop! Upon entering the home you'll be thrilled with the space and open concept amongst the kitchen, dining, and living room areas. The kitchen features a lots of granite countertop, a functional island, lots of cabinetry and a walk-thru pantry! The dining area gives way to deck that overlooks a wood patio below and a pond in the SW corner of property. The fully developed walkout basement features a fantastic bar (granite counter), perfect for entertaining, and a theatre room. The triple attached garage is heated. The massive shop has 16 and 14 foot overhead doors, with 200 amp power, in floor heating lines are in the concrete. This property is located a 1/2 mile from the North Saskatchewan River!



Built in 2015

## **Essential Information**

MLS® #	E4426860
Price	\$959,000
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	1,841
Acres	4.99
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	50225 Range Road 64
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

### **Amenities**

Features	Wet Bar
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	27
Zoning	Zone 90

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Listing information last updated on April 15th, 2025 at 8:02pm MDT