

\$475,000 - #201 49510 Highway 22, Rural Brazeau County

MLS® #E4429947

\$475,000

4 Bedroom, 2.00 Bathroom, 2,058 sqft

Rural on 2.99 Acres

Fairway Meadows, Rural Brazeau County, AB

You cannot beat this location! This 2058sqft 1 and a half story split level bungalow has endless potential! Situated on a stunning 2.99 acre parcel only 7 minutes north of Drayton Valley! The main level offers a large living room thatâ€™s brightly lit with a bay window, a large dining room & a functional kitchen that leads down into a second family room boasting a stone wood-burning fire place and access to the large east facing patio. Finishing off the main floor is a bedroom, laundry space, and a two-piece bath. The upper floor has a large primary bedroom w/ a 2-piece ensuite, two more good sized bedrooms and a 4-piece bathroom. The home has a half basement w/ a huge crawl space for storage and a wood burning stove. Windows on the upper floor are vinyl, new high efficiency furnace(2022), newer garage door(2014). Finishing off the property is a 35 X 48 Quonset! With some maintenance and upgrades this property has great potential to be a fantastic acreage for a growing family! Home is sold AS IS.

Built in 1981

Essential Information

MLS® # E4429947

Price \$475,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 2,058 |
| Acres | 2.99 |
| Year Built | 1981 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | #201 49510 Highway 22 |
| Area | Rural Brazeau County |
| Subdivision | Fairway Meadows |
| City | Rural Brazeau County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7A 1S7 |

Amenities

| | |
|----------|--|
| Features | Crawl Space, Patio, Vinyl Windows, See Remarks |
|----------|--|

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Corner Lot, Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot, See Remarks |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 7th, 2025

Days on Market 11

Zoning Zone 90

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Listing information last updated on April 18th, 2025 at 6:17pm MDT