

# \$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	112
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 May 10th, 2025 at 2:02am MDT