

\$379,900 - 48312 Rge Road 84, Rural Brazeau County

MLS® #E4419314

\$379,900

3 Bedroom, 1.50 Bathroom, 1,404 sqft

Rural on 2.11 Acres

None, Rural Brazeau County, AB

Charming 2.11 acre property featuring a bright, open-concept two-story home and a fully **FINISHED DOUBLE DETACHED GARAGE**, located just 15 minutes West of Drayton Valley, with less than 1 km of gravel road! The home offers 1,400 sq. ft. of living space, including 3 bedrooms and 2 bathrooms and a large back entry! The primary bedroom is located on the main level and the upstairs bedrooms have the original hardwood floors that have been refinished! Enjoy plenty of privacy, ample outdoor parking, plus there would be plenty space to build the shop of your dreams or expand the home to suit your needs. There's also lots of room for gardening and outdoor activities **PLUS** this location is close to Crown Lands and the Brazeau Dam! ****All outlines on drone photos are approximate****

Built in 1960

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4419314 |
| Price | \$379,900 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,404 |



| | |
|------------|------------------------|
| Acres | 2.11 |
| Year Built | 1960 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 48312 Rge Road 84 |
| Area | Rural Brazeau County |
| Subdivision | None |
| City | Rural Brazeau County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7A 2A1 |

Amenities

| | |
|----------|------|
| Features | Deck |
|----------|------|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior | Wood |
| Exterior Features | Flat Site, Landscaped, See Remarks |
| Construction | Wood |
| Foundation | Preserved Wood |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 26th, 2025 |
| Days on Market | 109 |
| Zoning | Zone 90 |

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Listing information last updated on May 15th, 2025 at 8:47am MDT