

# **\$799,900 - 8-49505 Range Road 80, Rural Brazeau County**

MLS® #E4419960

**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,642 sqft

Rural on 4.40 Acres

Ranch Country Estates, Rural Brazeau County, AB

An incredible blend of rustic meets modern in this brand new build on a 4.4 acre lot located in The Ranch Country Estates! This home is under construction but will be completely finished and have new home warranty. With features like 9ft ceilings up and down, vaulted ceilings in the main living area, ICF foundation, spray foam insulation on main level, triple glazed windows, in floor heat in basement and garage, quartz counters in kitchen and baths, tile surrounds, walk in closets for each bedroom, solid wood trim and interior doors, main floor laundry with washer hook up and ventless dryer option downstairs, unbelievable storage everywhere, seamless vinyl plank throughout, SS kitchen appliances, light up mirrors in basement bathroom and ensuite with defog setting, triple car garage with interior EV plug and exterior RV plug, massive covered deck that is super well lit and has natural gas BBQ hook up! Enjoy the luxury of acreage living with the convenience of living close to town.

Built in 2024

## **Essential Information**

MLS® #

E4419960



Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,642
Acres	4.40
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	8-49505 Range Road 80
Area	Rural Brazeau County
Subdivision	Ranch Country Estates
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 0C1

### **Amenities**

Features	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
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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	See Remarks
Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed January 31st, 2025

Days on Market 41

Zoning Zone 90

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Listing information last updated on March 13th, 2025 at 7:17am MDT