

## \$674,900 - 50230b Rge Road 72, Rural Brazeau County

MLS® #E4444509

### \$674,900

5 Bedroom, 3.00 Bathroom, 1,716 sqft

Rural on 5.19 Acres

None, Rural Brazeau County, AB

Spacious 5-bedroom, 3-bath bungalow on 5.19 acres in a private, peaceful setting just minutes from Drayton Valley! Offering over 1,700 sq ft of well-designed living space, this home features a massive primary bedroom with direct access to a large front deck, an open concept kitchen and living area with chalet-style front windows, and a very large main floor laundry room for added convenience. With 3 bedrooms up, 2 down, a huge rec room, and a walk-up basement entrance, there's room for the whole family. The beautifully maintained yard enhances the serene atmosphere, and the property includes a drilled well, high-efficiency furnace and hot water tank, and a recently serviced septic system with new pumps and high-level alarm. A 28' x 36' shop completes this ideal country retreat!

Built in 2009

### Essential Information

MLS® #	E4444509
Price	\$674,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,716
Acres	5.19



Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	50230b Rge Road 72
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0E 1Z0

### **Amenities**

Features	Deck, Fire Pit, Hot Water Natural Gas, Vinyl Windows, Walk-up Basement
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Flat Site, Golf Nearby, Private Setting
Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	30
Zoning	Zone 90

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Listing information last updated on July 26th, 2025 at 2:02am MDT