

# \$614,900 - 204, 49119 Rr 73, Rural Brazeau County

MLS® #E4417617

## \$614,900

6 Bedroom, 4.00 Bathroom, 1,651 sqft  
Single Family on 0.20 Acres

River Ravine Estates, Rural Brazeau County,  
Alberta

This stunning new build is under construction and offers over 3000 sq ft of living space, designed with modern living in mind. You won't find your builder basic finishings and fixtures here! This FULLY FINISHED home features 6 BR's, 3.5 baths, 10 ft ceilings, vinyl flooring, central AC, SS appliances, quartz countertops, main floor laundry, triple pane windows, high efficiency furnace and HWT, HRV system, electric fireplace, roughed in central vac, cameras, ceiling speakers, fully sodded yard & much more! Located in sought after River Ravine Estates, this home is on all town amenities including fiber optic and favorable property taxes. Home includes Alberta New Home Warranty. That darn GST is also INCLUDED in the price! New pics coming soon! (id:6289)

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4417617  |
| Price          | \$614,900 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Half Baths     | 1         |
| Square Footage | 1,651     |
| Acres          | 0.20      |
| Year Built     | 2025      |



|       |                 |
|-------|-----------------|
| Type  | Single Family   |
| Style | Raised bungalow |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 204, 49119 Rr 73     |
| Subdivision | River Ravine Estates |
| City        | Rural Brazeau County |
| Province    | Alberta              |
| Postal Code | T7A0B9               |

### Amenities

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Amenities    | Golf Course, Schools, Shopping, Ceiling - 10ft, Vinyl Windows |
| Features     | Ravine, Flat site, No back lane, Exterior Walls- 2x6", Level  |
| Parking      | Attached Garage                                               |
| # of Garages | 1                                                             |
| View         | Ravine view                                                   |

### Interior

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Freezer, Garage door opener remote(s), Garage door opener, Hood Fan, Oven - Built-In, Microwave, Refrigerator, Stove, Washer |
| Heating      | Forced air                                                                                                                                      |
| Cooling      | Central air conditioning                                                                                                                        |
| Fireplace    | Yes                                                                                                                                             |
| Fireplaces   | Electric                                                                                                                                        |
| # of Stories | 1                                                                                                                                               |
| Has Basement | Yes                                                                                                                                             |
| Basement     | Low                                                                                                                                             |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Vision Realty |
|----------------|----------------------|



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