

\$875,000 - 8409 Twp Rd 493, Rural Brazeau County

MLS® #E4451022

\$875,000

4 Bedroom, 4.00 Bathroom, 2,602 sqft
Single Family on 77.60 Acres

None, Rural Brazeau County, Alberta

Nestled on 77.6 serene acres just 10 minutes from Drayton Valley, this 2,600 sq. ft. with Integrated Concrete Form (ICF) goes right to the ceiling. There is underfloor heat throughout the garage, baths, and two bedrooms, every space is designed for year-round warmth. The main floor features 9'™ ceilings, raised breakfast bar, oak kitchen with walk-through pantry and cherry hardwood flooring in the living and dining room. The 2-pc bath is connected to the laundry and front hall. Upstairs offers 3 large bedrooms, 4-pc main bath, and a spacious ensuite with walk-in closet and 4-pc ensuite bathroom. Bonus theatre room above the garage adds a unique touch. The walkout basement includes a 3-pc bath, painted floors, artist feature wall, and cold room. Step outside to a massive covered wraparound deck with woodstove, a private firepit area, and a licensed 20'™ deep fishpond. New roof finish, heat exchanger, and instant hot water complete this private retreat. A truly rare find for those seeking beauty and privacy. (id:6289)

Built in 2005

Essential Information

Listing #	E4451022
Price	\$875,000
Bedrooms	4
Bathrooms	4.00



Half Baths	1
Square Footage	2,602
Acres	77.60
Year Built	2005
Type	Single Family

Community Information

Address	8409 Twp Rd 493
Subdivision	None
City	Rural Brazeau County
Province	Alberta
Postal Code	T7A2A3

Amenities

Amenities	Golf Course, Vinyl Windows
Features	Private setting, Treed, Skylight
Parking	Attached Garage, Heated Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Freezer, Garage door opener remote(s), Hood Fan, Microwave, Refrigerator, Gas stove(s), Central Vacuum, Washer, Window Coverings
Heating	In Floor Heating
# of Stories	2
Has Basement	Yes

Listing Details

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



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 7:31pm PDT