

# \$735,000 - 49208 Rge Rd 84, Rural Brazeau County

MLS® #E4455474

## \$735,000

4 Bedroom, 3.00 Bathroom, 1,238 sqft  
Single Family on 7.12 Acres

None, Rural Brazeau County, Alberta

Your Private Oasis – Just 10 Minutes From Town! Magically tucked away on 7.12 acres and hidden just off the highway, this property blends country living with unmatched convenience. Only a short 10-minute drive from town, yet it feels like your own private retreat surrounded by nature. Step inside and you’ll love the open concept kitchen, main floor laundry, and the bright, inviting layout. The basement has been upgraded with new flooring, and the home is kept comfortable year-round with two A/C units. Outside, the upgrades continue – a new garage, off-grid Generac system, and thoughtful touches throughout. But that’s not all: the sale includes a ton of brand-new furniture and even a brand-new home gym so you can move right in and enjoy. This property truly has it all – space, privacy, modern upgrades, and the peace of mind of country living without sacrificing the convenience of being close to town. 7.12 Acres | 10 Min to Town | Fully Loaded with Extras (id:6289)

Built in 1956

### Essential Information

|            |           |
|------------|-----------|
| Listing #  | E4455474  |
| Price      | \$735,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Half Baths | 1         |



|                |                 |
|----------------|-----------------|
| Square Footage | 1,238           |
| Acres          | 7.12            |
| Year Built     | 1956            |
| Type           | Single Family   |
| Style          | Raised bungalow |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 49208 Rge Rd 84      |
| Subdivision | None                 |
| City        | Rural Brazeau County |
| Province    | Alberta              |
| Postal Code | T7A2A3               |

### Amenities

|              |                 |
|--------------|-----------------|
| Amenities    | Golf Course     |
| Parking      | Detached Garage |
| # of Garages | 1               |

### Interior

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener, Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings, See remarks |
| Heating      | Heat Pump, In Floor Heating                                                                                        |
| # of Stories | 1                                                                                                                  |
| Has Basement | Yes                                                                                                                |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX River City |
|----------------|-------------------|



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