

## **\$599,900 - 204, 49119 Rr 73, Rural Brazeau County**

MLS® #E4417617

**\$599,900**

5 Bedroom, 3.50 Bathroom, 1,647 sqft

Rural on 0.20 Acres

River Ravine Estates, Rural Brazeau County,  
AB

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 5 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. Don't miss out on this opportunity as there is still time to personalize your new home with paint, floor, cabinet and exterior vinyl colours! Home includes Alberta New Home Warranty. Room sizes were calculated by applying the RMS to the blueprints provided by the builder. GST is also INCLUDED!!!

Built in 2025

### **Essential Information**

MLS® # E4417617

Price \$599,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,647
Acres	0.20
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	204, 49119 Rr 73
Area	Rural Brazeau County
Subdivision	River Ravine Estates
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 0B9

### Amenities

Features	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Golf Nearby, Level Land, No Back Lane, Public Swimming Pool, Ravine View, Schools, Shopping Nearby
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      January 10th, 2025

Days on Market                212

Zoning                            Zone 90

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Listing information last updated on August 10th, 2025 at 2:02am MDT