

# \$549,900 - 503-49119 Rr 73, Rural Brazeau County

MLS® #E4417619

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,533 sqft  
Rural on 0.20 Acres

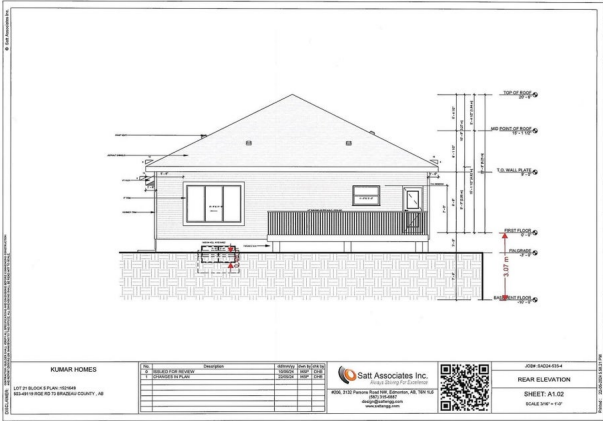
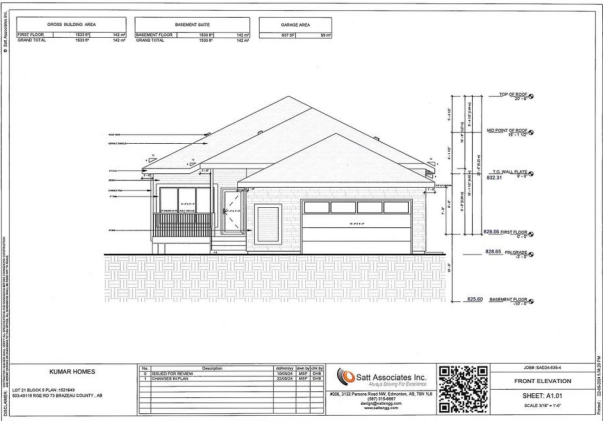
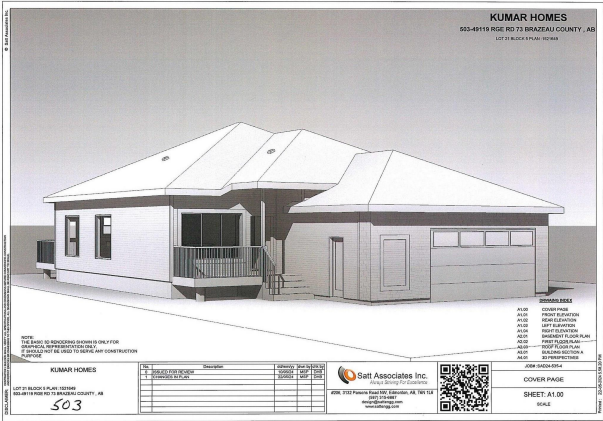
River Ravine Estates, Rural Brazeau County,  
AB

This beautiful new build is under construction and offers over 2850 sq ft of finished living space on two levels. This home is a 2 bedroom up and 2 bedroom down with 3.5 baths and designed with open concept living and functionality in mind. You won't find your builder basic finishings and fixtures here! This home features 9 ft ceilings up and down, vinyl & carpeted flooring, central AC, SS appliances, quartz countertops, triple pane windows, high efficiency furnace and HWT, HRV system, electric fireplace, roughed in central vac, cameras, ceiling speakers and much 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 time to personalize your new home with paint, floor, cabinet and exterior vinyl colours! The home is also backed by Alberta New Home Warranty & INCLUDES the GST!! Room sizes were calculated by applying the RMS to the blueprints provided by the builder.

Built in 2025

## Essential Information

MLS® #                    E4417619  
Price                    \$549,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,533
Acres	0.20
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	503-49119 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 9 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, 9 ft. Basement Ceiling
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### Interior

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

### Exterior

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

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 10th, 2025
Days on Market	118
Zoning	Zone 90

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Listing information last updated on May 8th, 2025 at 9:02pm MDT