

# **\$445,000 - #201 49510 Highway 22, Rural Brazeau County**

MLS® #E4429947

**\$445,000**

4 Bedroom, 2.00 Bathroom, 2,058 sqft

Rural on 2.99 Acres

Fairway Meadows, Rural Brazeau County, AB

You cannot beat this location! This 2058sqft 1 and a half story split level bungalow has endless potential! Situated on a stunning 2.99 acre parcel only 7 minutes north of Drayton Valley! The main level offers a large living room thatâ€™s brightly lit with a bay window, a large dining room & a functional kitchen that leads down into a second family room boasting a stone wood-burning fire place and access to the large east facing patio. Finishing off the main floor is a bedroom, laundry space, and a two-piece bath. The upper floor has a large primary bedroom w/ a 2-piece ensuite, two more good sized bedrooms and a 4-piece bathroom. The home has a half basement w/ a huge crawl space for storage and a wood burning stove. Windows on the upper floor are vinyl, new high efficiency furnace(2022), newer garage door(2014). Finishing off the property is a 35 X 48 Quonset! With some maintenance and upgrades this property has great potential to be a fantastic acreage for a growing family! Home is sold AS IS.

Built in 1981

## **Essential Information**

MLS® # E4429947

Price \$445,000



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,058
Acres	2.99
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	#201 49510 Highway 22
Area	Rural Brazeau County
Subdivision	Fairway Meadows
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1S7

### **Amenities**

Features	Crawl Space, Patio, Vinyl Windows, See Remarks
----------	--

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Corner Lot, Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 7th, 2025

Days on Market 71

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 3:17pm MDT